

# AGENDA

**MATANUSKA-SUSITNA BOROUGH  
PLATTING BOARD  
AGENDA**

**REGULAR MEETING**

**1:00 P.M.**

**OCTOBER 20, 2016**

The *borough staff recommendations* related to petitions being considered by the platting board will be available at least five days prior to the scheduled consideration. It is the responsibility of the petitioner to review the recommendations prior to consideration.

The Platting Division shall process the official actions of the board. Conversation, discussion and testimony will be recorded and saved on record.

Access and ability to have needed information from the recordings (ex. appeals) will be made available to the petitioner by the Platting Division upon request.

All decisions as to approval or disapproval of a subdivision, vacation, elimination, public use easement, variance, right-of-way, or airport acquisition plat by the platting board shall be final unless a *petition for reconsideration* is submitted to the Platting Division within fifteen days of the date of the written *notification of platting board action*, or an appeal filed with the board of adjustments and appeals in accordance with MSB 15.39.

***Platting Board members may not receive or engage in ex-parte contact with the applicant, other parties interested in the application, or members of the public concerning the application or issues presented in the application.***

## PUBLIC HEARING PROCEDURES

1. Chair states item to be addressed.
2. **Public Hearing Notices:** Secretary states number of public hearing notices sent out, date sent, and responses thereto.
3. **Staff Report:** The Platting Technician gives an overview of the project for the platting board and the public.
4. **Chair opens the public hearing:** The Chair may ask petitioner to give a short overview prior to public input.
5. **Public Testimony:** Members of the public are invited to sign in and testify before the board. Board members may have questions for the person testifying. Testimony is limited to three (3) minutes. The time limit may be extended at the discretion of the Chairman.
6. **Public hearing is closed by the chair.** No further public input is appropriate.
7. **Petitioner Comments:** Petitioner, or his/her representative, comes before the board to discuss staff recommendations and compliance with Title 43 and other applicable regulations. Testimony is limited to five (5) minutes. The time limit may be extended at the discretion of the Chairman.
8. **Motion, Discussion & Vote:** Motion is made and seconded by board members. No further unsolicited input from petitioner is appropriate.

Platting board discusses motion and votes; four affirmative votes are necessary for approval of the proposed action. Decisions are final, unless reconsidered by the platting board or appealed to board of adjustments and appeals.

**MATANUSKA-SUSITNA BOROUGH  
PLATTING BOARD AGENDA**

**PLATTING BOARD**

Jay Van Diest, Chairman  
Stan Gillespie  
LaMarr Anderson  
Jordan Rausa  
Patrick Johnson  
Vacant Seat  
Vacant Seat  
Marty Van Diest, Alt #1  
Gregory Pugh, Alt #2



**PLATTING DEPARTMENT**

Fred Wagner, Platting Officer  
VickieLee Fenster, Platting Assistant  
Peggy Horton, Platting Technician  
Amy Otto-Buchanan, Platting Technician  
Cheryl Scott, Platting Technician  
Sloan Von Gunten, Platting Div. Specialist

*Assembly Chambers of the  
Dorothy Swanda Jones Building  
350 E. Dahlia Avenue, Palmer*

**OCTOBER 20, 2016  
ASSEMBLY CHAMBERS  
REGULAR MEETING  
1:00 P.M.**

**1. CALL TO ORDER**

- A. Roll Call and Determination of Quorum (by Administrative Specialist)
- B. Pledge of Allegiance
- C. Approval of the Agenda

**2. APPROVAL OF MINUTES**

- A. October 6, 2016

**3. UNFINISHED BUSINESS**

**4. PUBLIC HEARINGS**

- A. **CARL E. POORBOY** (owners/petitioners): The request is to create 8 lots from Parcels 1 & 3, Waiver 2005-194-PWm, to be known as **CP ESTATES**, containing 20 acres +/- . Access for all lots is from S. Goose Creek Road; maintained by Mat-Su Borough. Lots 2 & 3, Block 1 and Lots 2 & 3, Block 2 are flag lots, pursuant to MSB 43.20.300(D). Located within SW ¼ SE ¼ Sec 30, T16N, R03W, S.M. AK, lying directly east of S. Goose Creek Road and north of Point MacKenzie Road. Community Council: Point MacKenzie, Assembly District: #5; Dan Mayfield
- B. **STATE OF ALASKA, DNR** (owners/petitioners): The request is to vacate the 50' wide Section Line Easements within Lots 1, 2, and 20, **US Survey 3494**. The proposed alternate route consists of the two adjoining 50-foot wide Public Access Easements and 15, 20 & 30-foot wide Utility Easements to be dedicated within Lots 2, 3, 6, 8, 9, 11-16, 20, 21A & 21B. This will allow for better, more efficient use of the property. There exists a 50' wide easement upland from the lake and a 100' wide RS2477 trail through Lots 11-22A for public access. Located within Sec 18 & 19,

T06N, R07W, C.M. AK, lying at Dinty lake and west of Lake Louise Airport.  
Community Council: Louise, Susitna, Tyone, Assembly District: #1: Jim Sykes

- C. **STATE OF ALASKA, DNR, DIVISION OF MINING LAND AND WATER** (owners/petitioners): The request is to divide Lot 2, ASLS 97-72, plat #2000-93, and Government Lot 4, into 4 lots to be known as **PRAIRIE HOME**, containing 69.18 acres +/- . The petitioner is dedicating the right-of-way for the Parks Highway, that portion of E. Whispering Birch Circle lying within the parent parcel and internal Public Access Easements. For Lots 1, 2 & 3, direct access to the Parks Highway is limited to a common access point and is subject to ADOT&PF Driveway Permitting at such time there is a change in land use, trip generation, or change in highway design which requires use of internal easements. For Lot 4, Access will be limited to E. Whispering Birch Circle. Located within Sec 31, T21N, R04W, S.M. AK, lying west of mile 79 Parks Highway and north of E. Whispering Birch Circle. Community Council: Willow, Assembly District: #7: Randall Kowalke
- D. **LARRY E. & MARY M. WEISHEIM** (owners/petitioners): The request is to create 18 lots from Lot 5, Paradise Lake, Plat No. 71-49, to be known as **PARADISE DREAMS MASTER PLAN**, containing 18.9 acres +/- . Access will be from newly constructed streets. The Master Plan will be in three phases. Petitioner is also proposing to eliminate a 10' wide utility easement on the west, north and east sides, as it will no longer be needed with the granting of 15' wide utility easements adjoining the new streets and south adjoining E. Paradise Lane. Located within Sec 25, T18N, R01W, S.M. AK, lying northwest of N. Wasilla-Fishhook, northeast of Paradise lake and south of E. Paradise Lane. Community Council: N/A, Assembly District: #6: Barbara Doty
- E. **RONALD R. & ALICE M. BICKLEIN; HARRY & JUDI DAVIDSON** (owners/petitioners): The request is to create 18 lots from Tax Parcel D3, to be known as **POUSTINIA NORTH MASTER PLAN**, containing 40 acres +/- . Access will be from newly constructed streets and E. Aspen Ridge Road. The Master Plan will be in five phases. Petitioner is also proposing to vacate the Public Use Easement, as it will no longer be needed with the construction of N. Happy Trail Place. Located within NE ¼ SE ¼ Sec 15, T18N, R01E, S.M. AK, lying directly east of Wolfe lake, west of N. Palmer Fishhook Road, northeast of N. Engstrom Road and north of E. Aspen Ridge Road. Community Council: Fishhook, Assembly District: #6: Barbara Doty

**AUDIENCE PARTICIPATION** (*Three minutes per person, for items not scheduled for public hearing*)

**5. MISCELLANEOUS**

**6. RECONSIDERATIONS/APPEALS**

## **7. PLATTING STAFF & OFFICER COMMENTS**

### **A. Introduction for the November 3, 2016 Platting Board Hearing (*Informational Only – Subject to change*)**

- Button-Bower, Case 2016-133
- E. Valley Crest Drive Vac, Case 2016-139
- 2017 Meeting Schedule

## **8. BOARD COMMENTS**

## **9. ADJOURNMENT**

In order to be eligible to file an appeal from a decision of the Platting Board, a person must be designated an *interested party* pursuant to MSB 15.39.010. The procedures governing appeals to the Board of Adjustment & Appeals are contained in MSB 15.39.010-250, which is available on the borough Internet home page located at ([www.matsugov.us](http://www.matsugov.us)), or at various libraries within the borough.

**MINUTES**

The regular meeting of the Matanuska-Susitna Borough Platting Board was held on October 6, 2016, at the Matanuska-Susitna Borough Assembly Chambers, 350 E. Dahlia Avenue, Palmer, Alaska. The meeting was called to order at 1:00 P.M. by the Chairman, Mr. Jay Van Diest.

**1. CALL TO ORDER****A. ROLL CALL AND DETERMINATION OF QUORUM (by Administrative Specialist)**

Platting Board members present and establishing a quorum:

Mr. Jay Van Diest, District #1 (Chairman)

Mr. LaMarr Anderson, District #2

Mr. Stan Gillespie, District #3

Mr. Jordan Rausa, District #4

Vacant, District #5

Mr. Patrick Johnson, District #6

Vacant, District #7

Mr. Marty Van Diest, Alternate 1

Mr. Gregory Pugh, Alternate 2

Staff in attendance:

Ms. Sloan Von Gunten, Administrative Specialist

Mr. Fred Wagner, Platting Officer

Ms. Peggy Horton, Platting Technician

Ms. Cheryl Scott, Platting Technician

Ms. Amy Otto-Buchanan, Platting Technician

**B. THE PLEDGE OF ALLEGIANCE**

- The pledge of allegiance was led by Mr. Pugh.

**C. APPROVAL OF THE AGENDA**

The Chairman, Jay Van Diest inquired if there were any changes to the agenda.

- Add Old Knik Road and move Gothberg Addition 1 to be heard first.

GENERAL CONSENT: The agenda was approved with the changes with no objections.

**2. APPROVAL OF MINUTES**

The Chairman, Jay Van Diest inquired if there were any changes to the minutes.

GENERAL CONSENT: The minutes for September 15, 2016 were approved without objection.

**3. UNFINISHED BUSINESS****4. PUBLIC HEARINGS**

**A. OLD KNIK ROAD**

Sloan Von Gunten (Administrative Specialist)

- Stated that 118 public hearing notices were mailed out on August 11, 2016, from the September 1, 2016 platting board meeting. To this date there have been 1 return, no objections, no non-objections, and no concerns.

Peggy Horton (Platting Technician)

- The Petitioner would like to redesign the plat and continue the case for 6 months until April 6, 2017.

Jay Van Diest (Chairman)

- Opened the public hearing and asked any members of the public wishing to speak to come forward. Seeing no members of the public wishing to speak, kept the public hearing open.

MOTION:

- Mr. Gillespie moved to continue the preliminary plat and ROW Vac & UE for Old Knik Road for 6 months or until April 6, 2017, seconded by Mr. Johnson.

VOTE:

- The motion passed with all in favor.

**TIME: 1:08 P.M.**

**CD: 0:07:06**

**B. GOTHBERG ADD 1 RSB L/A-C**

Sloan Von Gunten (Administrative Specialist)

- Stated that 106 public hearing notices were mailed out on September 14, 2016, to this date there have been 1 return, no objections, no non-objections, and no concerns.

Peggy Horton (Platting Technician)

- Gave an overview of the case.

Jay Van Diest (Chairman)

- Opened the public hearing and asked any members of the public wishing to speak to come forward. Seeing no members of the public wishing to speak, closed the public hearing.

Paul Hulbert (Petitioner's Representative)

- Explained the action being done to the property regarding the vacations and variances.

MOTION:

- Mr. Johnson moved to approve the preliminary plat for Gothberg Add 1 Lots A-1 and B-1, Variances from MSB 43.20.120, Legal Access and MSB 43.20.140 Physical Access,

and Vacation of a 1' by 45' portion of the platted 30' utility and access easements of S. Lake View Loop, seconded by Mr. Anderson.

**DISCUSSION:**

- Asked about the driveway and if it is acceptable under code.

**VOTE:**

- The motion passed with 6 in favor and 1 against (Mr. Rausa). There are 15 findings.

**TIME: 1:28 P.M.**

**CD: 0:27:01**

**C. MINERS ROAD L/1-4 & T/A**

Sloan Von Gunten (Administrative Specialist)

- Stated that 79 public hearing notices were mailed out on September 14, 2016, to this date there have been 1 return, no objections, no non-objections, and no concerns.

Cheryl Scott (Platting Technician)

- Gave an overview of the case.

Jay Van Diest (Chairman)

- Opened the public hearing and asked any members of the public wishing to speak to come forward. Seeing no members of the public wishing to speak, closed the public hearing.

Craig Bennett (Petitioner's Representative)

- Agrees with all the recommendations.
- In the process of renaming the subdivision.

**MOTION:**

- Mr. Johnson moved to approve the preliminary plat for Miners Road L/1-4 & T/A, seconded by Mr. Pugh.

**VOTE:**

- The motion passed with all in favor. There are 13 findings.

**TIME: 1:40 P.M.**

**CD: 0:39:43**

**D. ASLS 2015-11**

Sloan Von Gunten (Administrative Specialist)

- Stated that 18 public hearing notices were mailed out on September 14, 2016, to this date there have been no returns, no objections, no non-objections, and no concerns.

Cheryl Scott (Platting Technician)

- The Petitioner would like to continue the case for 3 months until January 5, 2017, to resolve issues concerning required useable area.

Jay Van Diest (Chairman)

- Opened the public hearing and asked any members of the public wishing to speak to come forward. Seeing no members of the public wishing to speak, kept the public hearing open.

MOTION:

- Mr. Gillespie moved to continue the preliminary plat for ASLS 2015-11 for 3 months until January 5, 2017, seconded by Mr. Johnson.

VOTE:

- The motion passed with all in favor.

**TIME: 1:43 P.M.**

**CD: 0:42:26**

**E. CARMELCREST ADD 1**

Sloan Von Gunten (Administrative Specialist)

- Stated that 107 public hearing notices were mailed out on September 14, 2016, to this date there have been 1 return, no objections, no non-objections, and no concerns.

Amy Otto-Buchanan (Platting Technician)

- Gave an overview on the case.

Jay Van Diest (Chairman)

- Opened the public hearing and asked any members of the public wishing to speak to come forward. Seeing no members of the public wishing to speak, closed the public hearing.

Paul Pilch (Petitioner's Representative)

- Agrees with all the recommendations.

MOTION:

- Mr. Johnson moved to approve the preliminary plat for Carmelcrest Add 1, seconded by Mr. Anderson.

VOTE:

- The motion passed with all in favor. There are 9 findings.

**TIME: 1:48 P.M.**

**CD: 0:47:05**

**F. SANDY HILLS**

Sloan Von Gunten (Administrative Specialist)

- Stated that 53 public hearing notices were mailed out on September 14, 2016, to this date there have been 3 returns, 1 objection, no non-objections, and no concerns.

Amy Otto-Buchanan (Platting Technician)

- Gave an overview of the case.

Jay Van Diest (Chairman)

- Opened the public hearing and asked any members of the public wishing to speak to come forward.

Frank Wheeler

- Asked for more clarification on what is being subdivided.

Pam Wheeler

- Asked about why the request is being brought forth to the platting board.
- Concerned about what the petitioner is doing to the property and what they will be building on the land.

Jay Van Diest (Chairman)

- Closed the public hearing.

Gary LoRusso (Petitioner's Representative)

- Agrees with all the recommendations.
- Explained DOT's reasons for the placement of the roadway.

MOTION:

- Mr. Johnson moved to approve the preliminary plat for Sandy Hills, seconded by Mr. Gillespie.

DISCUSSION:

- Clarified for the public that the platting board only deals with platting land not the development of land.
- Talked about the roadways and interconnectivity in the area.

VOTE:

- The motion passed with all in favor. There are 11 findings

**TIME: 2:25 P.M.**

**CD: 01:23:58**

**Mr. Marty Van Diest recused himself from Dewys Garden Add 5 RSB.**

**G. DEWYS GARDEN ADD 5, PUE**

Sloan Von Gunten (Administrative Specialist)

- Stated that 23 public hearing notices were mailed out on September 14, 2016, to this date there have been no returns, no objections, 1 non-objection, and no concerns.

Peggy Horton (Platting Technician)

- Gave an overview of the case.

Jay Van Diest (Chairman)

- Opened the public hearing and asked any members of the public wishing to speak to come forward. Seeing no members of the public wishing to speak, closed the public hearing.

Justin Hatley (Petitioner's Representative)

- Agrees with all the recommendations.
- Gave an explanation of what they are doing with the property.
- Shared information regarding the bridge across the creek.
- Is not sure about the wordage on recommendation #3 & #7. Staff went over recommendations.

MOTION:

- Mr. Anderson moved to approve the preliminary plat for Dewys Garden Addition 5 and public use easement across Tract A6-1 on Dewys Garden Addition 4, seconded by Mr. Pugh. Modify recommendation #3 and Add #14 & #15. Add Findings #16.

RECOMMENDATIONS:

- Modify #3: "Construct N. Hatley Circle to Pioneer standards minimum." . . .
- Add #14: Submit cost estimate, schedule pre-construction meeting with DPW Engineer, pay 1% inspection fee and obtain Notice to Proceed.
- Add #15: Construct N. Yeti Street to residential sub collector standards. Provide engineer's final inspection report along with verification from RLS that constructed roadways are located within proposed ROW per MSB 43.20.140, Physical Access, and obtain DPW Engineer Signoff.

FINDINGS:

- Add #16: Mr. Hatley intends to build N. Yeti Street to Residential Sub Collector Standards.

VOTE:

- The motion passed with all in favor. There are 16 Findings.

**TIME: 3:11 P.M.**

**CD: 02:10:57**

**BREAK**

**TIME: 3:22 P.M.**

**CD: 02:22:02**

**Mr. Marty Van Diest returned to his seat.**

**H. USS 4584**

Sloan Von Gunten (Administrative Specialist)

- Stated that 8 public hearing notices were mailed out on September 14, 2016, to this date there have been no returns, no objections, 1 non-objection, and no concerns.

Peggy Horton (Platting Technician)

- Gave an overview of the case.

Jay Van Diest (Chairman)

- Opened the public hearing and asked any members of the public wishing to speak to come forward.

Walt Arthur

- Would like more clarification that the easements will not affect the building area on the property lots.

Jay Van Diest (Chairman)

- Closed the public hearing.

Cliff Baker (Petitioner's Representative)

- Explained the use of the easements on the land and how it helps all the owners in the community.

**MOTION:**

- Mr. Johnson moved to approve the vacation of the Section Line Easements within lots 12, 14 & 15 for US Survey 4584 and replace them with Public Access and Utility Easements along property lines, seconded by Mr. Rausa.

**VOTE:**

- The motion passed with all in favor. There are 13 findings.

**TIME: 3:46 P.M.**

**CD: 02:45:03**

**AUDIENCE PARTICIPATION** (*Three minutes per person, for items not scheduled for public hearing*)

**5. MISCELLANEOUS**

A. Election of Officer for Vice Chairman

**MOTION:**

- Mr. Rausa offered to serve as Vice Chairman.
- Mr. Pugh nominated Mr. Rausa as the Platting Board Vice Chairman.
- Mr. Pugh moved to close the nominations, seconded by Mr. Anderson.

**VOTE:**

- The Platting Board approved Mr. Rausa to be the Vice Chairman for the Platting Board.  
Mr. Rasua abstained.

**6. RECONSIDERATIONS/APPEALS**

**7. PLATTING STAFF & OFFICER COMMENTS**

- There will be 5 cases to be heard at the next platting board meeting.

**8. BOARD COMMENTS**

- The Board let each other know that they received an e-mail from the public on a previous case that was heard. Email was forwarded to Staff according to proper procedures under code & ethics.

**9. ADJOURNMENT**

**Adjourned: 03:52 P.M.**

**CD: 02:52:29**

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Jay Van Diest, Chairman

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Sloan Von Gunten  
Administrative Specialist

4A



**MATANUSKA-SUSITNA BOROUGH**  
• PLATTING DIVISION •  
350 EAST DAHLIA AVENUE, PALMER, ALASKA 99645-6488  
PHONE 861-7874 • FAX 861-8407

**MEMORANDUM**

Date: October 20, 2016

To: Platting Board

From: Cheryl Scott, Platting Technician

**RE: CP ESTATES Case #: 2016-128**

The petitioner and staff have agreed to continue this case until November 17, 2016. The request for the continuance is to allow the petitioner time to address utility easements and concerns staff has with the design of the subdivision.

***Suggested motion: "I move to continue the public hearing for CP Estates, located within Section 30, Township 16 North, Range 3 West, Seward Meridian, Alaska, until November 17, 2016."***

4B



submitted a Petition to Vacate the Section Line Easement (SLE) through the borough as required by MSB 43.15.040(B) and a Petition to Amend or Alter a Plat as required by AS 29.40.120 (**Exhibit C**). On the Petition to Amend or Alter a Plat, the petitioner submitted the following, "By State Statute section line easements exist along all section lines, surveyed and protracted on State lands. Therefore, though not shown on original US Surveys, the section line easements do exist and create development hardships on the small parcels created by USS 3494. Therefore, we propose to vacate the section line easements and replace them with the proposed changes that will be shown on the revised plat."

**Public Noticing:** Dan Buetel from DNR provided an affidavit stating the vacation was posted and provided information on further noticing performed by DNR (**Exhibit D& E**). The posting notice informed the public of the date, time, and place of the public hearing. Since there are no known developed trails on the property and the state requested public noticing in a different fashion for fiscal reasons, the Platting Officer allowed posting of the vacation in community centers and notification of local snowmachine clubs. Notices were sent to the Glennallen Postmaster, Copper Valley Community Library, Lake Louise Lodge and Eureka Lodge for posting on the community bulletin boards. Notices were also mailed to the Lake Louise Snowmachine Club (also known as The Wolf Pack) and Anchorage Snowmobile Club. The state also has a posting requirement which included posting to the State Online Notices site, Newspaper ads, and copying the decision to various state and local agencies.

**Vacations:** MSB 43.15.035(B)(1)(a), *Vacations* allows for vacations of public rights-of-way if the vacation is conditioned upon the final approval of a plat affecting the same land which provides equal or better access to all areas affected by the vacation, which this plat is doing. Within the preliminary decision, under the title "Public Use Patterns" it states, "The current state of the subject SLEs are not constructed. DMLW, Survey Section has no known information that vehicles, pedestrians or other public interests have been or are using those portions of the SLE proposed to be vacated. A field inspection was not conducted. Under the title "Practicality of Use" it states, "These are isolated segments of section-line easement. Sufficient public access to adjacent and adjoining parcels exists via the public waters of Dinty Lake. Alternate public access will be reserved and/or dedicated."

MSB 43.15.035(2)(b) states "the platting board shall not ordinarily approve vacations of public interests in land if the vacation is of a public right-of-way providing access to a lake, river, or other area with public interest or value, unless alternate or better access is provided or exists." Staff notes the plat shows alternate access is being dedicated with this plat to provide access both to Dinty Lake and to the surrounding properties with a public access easement along the lake front and upland to adjoining state land.

**Alternate Routes:** The proposed alternate routes consists of 50 foot wide public access easements on Lots 20, 21-A, and 21-B and 15, 20, & 30-foot wide public utility easements adjoining the property lines of several of the lots which will be dedicated on the section line easement vacation plat. In addition, a 50-foot wide public access easement upland of and contiguous with the ordinary high water line of Dinty Lake, will be reserved on the plat within state owned lands.

The vacation complies with AS 19.30.410 and 11AAC 51.065, which state in part “Before any vacation, modification, or relocation of a public easement, the applicant must demonstrate to the satisfaction of the department that equal or better access is available”. Per MSB 43.15.040(B)(8), *Section Line and State Recognized RS-2477 Easement Vacations* and AS 19.30.410, *Vacations of rights-of-way*, the petitioner has demonstrated that a reasonably comparable, established alternate right-of-way or means of access exists that is sufficient to satisfy all present and reasonable foreseeable uses. A quote from The Preliminary Decision from the State of Alaska Department of Natural Resources, “Based on our findings, the applicant met DNR’s requirements to vacate the subject section line easement.”

The State also shows a 100-foot wide RST trail within the lots on the western side of Dinty Lake; The Lake Louise Trail, also known as RST 1522 (**Exhibit F**). Earliest reservation along the route was an application filed in 1955 for a small tract lease. The grant of the RS 2477 Right-of-Way for the trail was accepted by construction and use, subject to valid, existing rights, when the land was not reserved for public purposes.

### **COMMENTS**

MSB Dept of Public Works Engineer had no comments (**Exhibit F**). MSB Development Services Planner had no comment (**Exhibit H**). MSB Land and Resource Management stated there is no MSB land affected and they have no objection (**Exhibit I**). MTA had no objection (**Exhibit J**). Enstar had no comments, recommendations, or objections (**Exhibit J**). GCI approved the plat as shown (**Exhibit G**).

### **CONCLUSION**

The vacation is pursuant to AS 29.40.120 through AS 29.40.140 and MSB 43.15.035, *Vacations*. The vacation meets the requirements of MSB 43.15.040, *Section Line and State Recognized Rs-2477 Easement Vacations*.

The request is to vacate the section line easements within Lots 2 and 20, US Survey 3494. The proposed alternate routes consist of 50-foot wide public access easements on Lots 20, 21-A, and 21-B and 15, 20, & 30-foot wide public utility easements adjoining the property lines of several of the lots which will be dedicated on the section line easement vacation plat. In addition, a 50-foot wide public access easement upland of and contiguous with the ordinary high water line of Dinty Lake, will be reserved on the plat within state owned lands.

There were no objections received from Borough offices, outside agencies, or the public.

### **RECOMMENDATIONS:**

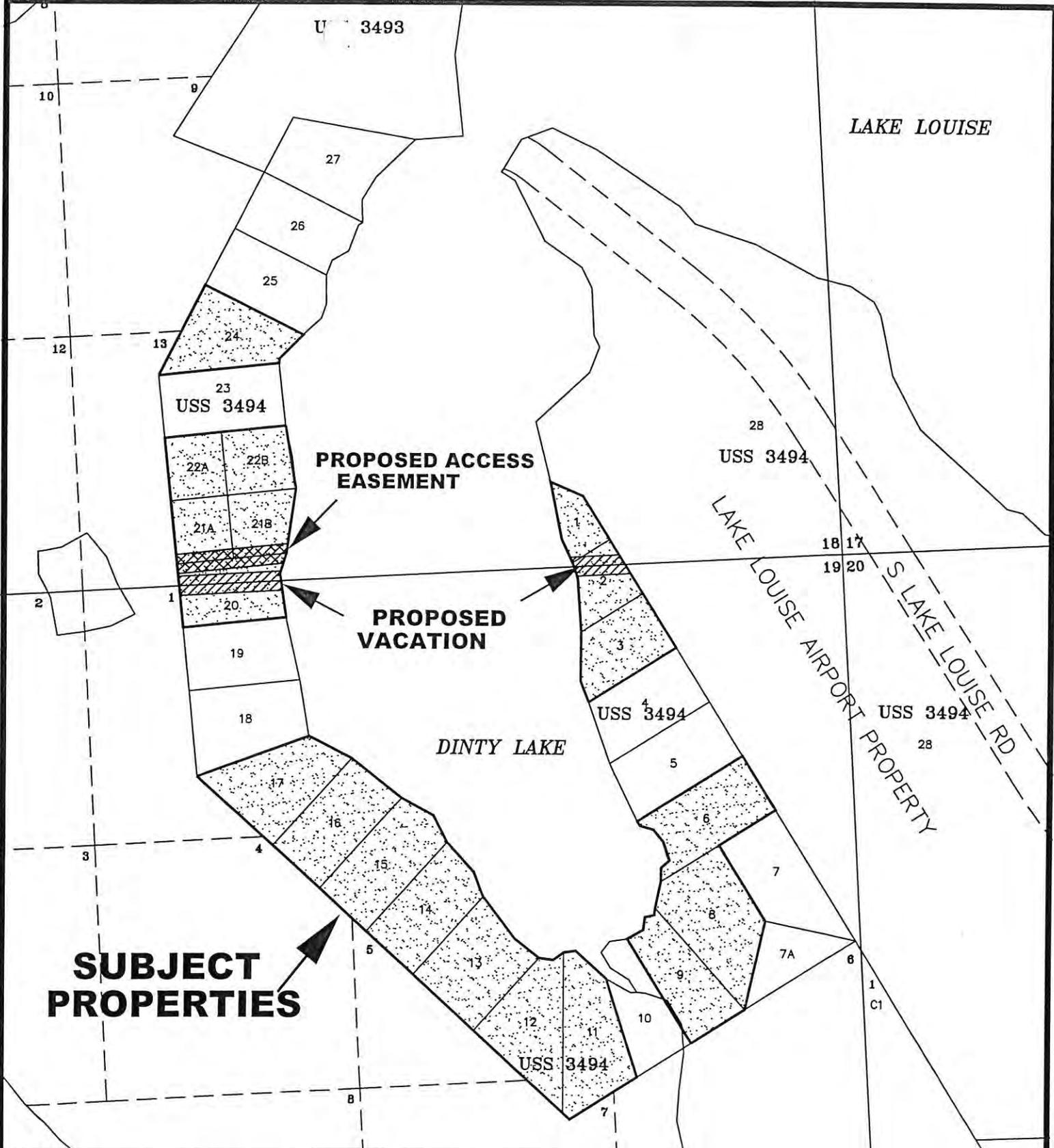
***“I move to approve the vacation of Section Line Easements within Lots 1, 2, and 20, US Survey 3494 with replacement public access and utility easements as shown on the preliminary section line easement vacation plat. Located within Sections 18 & 19, T6N, R7W, Copper River Meridian, Alaska contingent upon the staff recommendations and findings:”***

1. Pay Postage and Advertising fee.
2. Obtain the Borough Assembly approval of the vacation within 30 days of Platting Board's written Notification of Action. MSB Assembly has 30 days from the date of the Platting Board decision to deny the request.
3. Submit final section line easement vacation plat, signed by the State and those with a legal and beneficial interest in full compliance with Title 43.
4. Show the replacement public access and utility easements on the section line easement vacation plat as shown on the preliminary plat.
5. Obtain DNR Final Decision of Approval for the Section Line Easement Vacation.
6. Provide updated Certificate to Plat executed within 90 days prior to recording and provide beneficiary affidavits from holders of legal and equitable interest, if any.

**FINDINGS:**

1. The vacation is pursuant to AS 29.40.120 through AS 29.40.140 and MSB 43.15.035 *Vacations*.
2. The vacation meets the requirements of MSB 43.15.040 *Section Line and State-Recognized RS-2477 Easement Vacations*.
3. The vacation is consistent with MSB 43.15.035(B)(1)(a) & 43.15.035(B)(2)(b) as the vacation is conditioned upon the final approval of a plat affecting the same land which provides equal or better access to all areas affected by the vacation and alternate or better access to the lake is being provided or exists as shown on the plat.
4. SOA DNR has issued a preliminary decision approving the vacation of the section line easements (EV-3-239).
5. The vacations are requested to unencumber the potential building sites and allow for better, more efficient use of the property.
6. Public notice was posted for the section line easement vacation notifying the public of the date, time and place of the public hearing.
7. The properties are undeveloped at this time. DMLW, Survey Section has no known information that vehicles, pedestrians or other public interests have been or are using those portions of the SLE proposed to be vacated. A field inspection was not conducted.
8. Petitioners' surveyor of record has provided documentation of the existence of the section line easements within the area to be vacated and adjoining section lines as required by MSB 43.15.040(B)(2).

9. The petitioner is dedicating 50-foot wide public access easements within Lot 20, 21-A, and 21-B and 15, 20, & 30-foot wide utility easements along several property lines to replace the vacated easements consistent with MSB 43.15.040(B)(8) and MSB 43.15.035(B)(2)(b).
10. A 50-foot wide public access easement upland of and contiguous with the ordinary high water line of Dinty Lake, will also be reserved on the plat within state owned lands.
11. The existing section line easements are not constructed. No construction of the replacement public access easement is required.
12. Public notices were sent to the Glennallen Postmaster, Copper Valley Community Library, Lake Louise Lodge and Eureka Lodge for posting on the community bulletin boards. Notices were also mailed to the Lake Louise Snowmachine Club (also known as The Wolf Pack) and Anchorage Snowmobile Club. The state also has a posting requirement which included posting to the State Online Notices site, Newspaper ads, and copying the decision to various state and local agencies.
13. There are no objections from borough developments, outside agencies, or the public



**VICINITY MAP**  
 FOR PROPOSED USS 3494 SECTION LINE EASEMENT  
 VACATION LOCATED WITHIN  
 SECTION 18 & 19, T6N, R7W  
 COPPER RIVER MERIDIAN, ALASKA

LAKE LOUISE 10 & 18 MAP

**EXHIBIT A**

RECEIVED

SEP 01 2016

PLATTING

STATE OF ALASKA  
DEPARTMENT OF NATURAL RESOURCES  
DIVISION OF MINING, LAND AND WATER  
SURVEY SECTION

Preliminary Decision

**Petitioner: State of Alaska, Department of Natural Resources, Division of Mining,  
Land & Water, Land Sales and Contract Administration Services**

**Section Line Easement Vacation**

**EV-3-241**

**Petitioned Action:**

The proposed action consists of vacating the 50' section-line easements (SLEs) lying within Lots 1, 2, & 20, US Survey 3494, Sections 18 & 19, T6N, R7W, CRM, as depicted in Attachment A.

The reason cited by the applicant: "The section line easements run through the middle of existing small government lots. The vacation will un-encumber the potential building sites and allow for better, more efficient use of the property."

**Legal Authority:**

AS 19.10.010, AS 38.05.035(e), AS 38.05.945, 11 AAC 51.025, 11 AAC 51.065 and 11 AAC 51.100

The Alaska Department of Transportation and Public Facilities (DOT/PF) and the Department of Natural Resources (DNR) have concurrent authority for approving the vacation of SLEs.

**Administrative Record:**

The DNR Survey Case File EV-3-241 constitutes the administrative record used for the basis of this decision.

**Borough:**

The proposed action is located within the Matanuska Susitna Borough (MSB).

**State Easement Interest:**

50-foot wide section-line easements exist within the subject properties pursuant to AS 19.10.010. (See Discussion 1).

**Underlying Interest:**

The State of Alaska, DNR owns the estate underlying the SLE proposed for vacation.

EXHIBIT B -1

**Alternate Route:**

The proposed alternate route consists of the two adjoining 50 foot wide Public Access Easements and the 15, 20 & 30 foot wide Utility Easements to be dedicated within Lots 2, 3, 6, 8, 9, 11-16, 20, 21A & 21B, US Survey 3494 as depicted on Attachment A. In addition, 50 foot wide public access easements upland of and contiguous with the ordinary high water line of Dinty Lake will be reserved as shown on Attachment A,

The petitioner states: Lake Louise Road provides paved access along with boat ramp and parking area at the small neck (narrow water passage) that connects Dinty Lake to Lake Louise, which is +/- 2000 ft. north of the proposed vacation located within Lots 1 & 2. All of the overland area northeast of US Survey 3494, between Lake Louise and Dinty Lake is within Lake Louise Airport Property Plan. Access along the section lines [section-line easements] across an active State airport is not advisable. Lake Louise Road provides a safer and developed access to both Dinty Lake & Lake Louise. Therefore, we are not proposing [to dedicate] replacement public access easement from Dinty Lake across Lots 1 & 2 to access the Lake Louise Airport Property.

**Land Management Policies:**

1) Pursuant to 11 AAC 51.065, before any vacation, modification, or relocation of a public easement, the petitioner must demonstrate to the satisfaction of the department that equal or better access is available. Equal or better access must be access that is:

- protected by an easement of record that is adequately wide for the purpose; if the easement of record is new, the petitioner must arrange for a note in the vacation document to be recorded that identifies the new easement as a replacement for the vacated easement; and,
- at least equally usable, considering length, type of terrain, and level of improvement, as the easement to be vacated; if development or improvement is needed to make the replacement easement at least equally usable, the petitioner must arrange for the development or improvement to be completed before the vacation takes effect.
- the department will determine if the vacation is in the State's best interest

**Public Use Patterns:**

The current state of the subject SLEs are not constructed. DMLW, Survey Section has no known information that vehicles, pedestrians or other public interests have been or are using those portions of the SLE proposed to be vacated. A field inspection was not conducted.

**Practicality of Use:**

These are isolated segments of section-line easement. Sufficient public access to adjacent and adjoining parcels exists via the public waters of Dinty Lake. Alternate public access will be reserved and/or dedicated.

**Agency Review:**

Initial Agency review of the proposed action began on March 10, 2016 and concluded July 12, 2016. Agencies notified included Department of Transportation/Public Facilities

(DOT/PF) Northern Region, Alaska Department of Fish and Game (ADFG), DNR Division of Mining, Land and Water – South Central Regional Office (SCRO), Alaska Mental Health Trust Land Office (MHTLO) and DNR Division of Parks and Outdoor Recreation (DPOR).

**Agency Comments:**

1. All agencies submitted comments of non-objection.
2. No other comments or objections on the proposed action were received.

**Discussion:**

**1. Determination of the existence of Section-Line Easements:**

- a. The BLM plat of U.S. Survey No. 3494, embracing Lots 1 to 28 inclusive, was accepted by the Chief, Division of Engineering on August 1, 1962. On this date said Lots 1-24 became reserved for future application pursuant to the Act of June 1, 1938 (52 Stat 609); the Small Tracts Act. Said US Survey overlaps the protracted section line common to said Sections 18 & 19.
  - The Rectangular Survey Plat for Township 6 North, Range 7 West, Copper River Meridian, Alaska was accepted by the BLM on March 6, 1978.
  - Since the subject lands were reserved prior to rectangular survey plat approval, public highway rights (e.g. section-line easements) pursuant to the Act of July 26, 1866 (RS 2477), now codified under 43 USC 932, did not arise by operation of statute. However;
- b. The lands underlying the SLEs proposed to be vacated were then conveyed to the State of Alaska by Federal Patent 50-96-0130 on December 15, 1995. **For surveyed or unsurveyed land owned by the state on or after July 1, 1960, the width, as identified in AS 19.10.010, is 50 feet (11 AAC 51.025, editor's note #7).**

2. The proposed alternate access meets the requirements for vacation of those portions of the subject section-line easement pursuant to 11 AAC 51.065. The proposed alternate route is equally useable. Additional access will be protected by easements to be dedicated and that are adequately wide to satisfy all present and reasonable foreseeable uses. Continued access to adjacent lands is ensured via to be dedicated easements and via water access from Dinty Lake.

3. Pursuant to 11 AAC 51.065(e)(1), the department will give consideration to the recommendations of the MSB Platting Board regarding this action when a copy of the Approved Minutes are received at DNR.

**Approval of the proposed action is contingent upon the following conditions:**

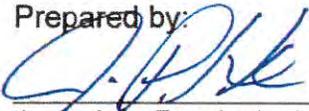
1. Pursuant to AS 38.05.945, a Public Notice must be completed. The Department of Natural Resources may modify the decision after analyzing public comments.
2. Comply with MSB's conditions of approval unless waived by the Director, DMLW.

- 3. A final plat (owner signed / surveyor sealed Mylar) must be submitted to DNR within two years from the date of approval of the Final Decision unless extended by DMLW, Survey Section.
- 4. Submittal of a State Title Report, current within 90-days, with the final plat.

**Recommendation:**

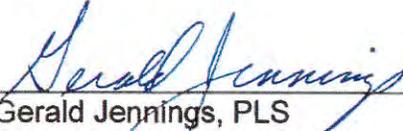
Based on our findings, the applicant meets DNR's requirements to vacate the subject section-line easements. The proposed vacation may be in the state's best interest. Therefore, the Division of Mining, Land and Water, Survey Section recommends approval of this action and may proceed with adjudication and public notice in accordance with AS 38.05.945 and 40.15.305(e).

Prepared by:

  
\_\_\_\_\_  
Joseph L. Poydack, Adjudicator

17 AUGUST 2016  
Date

Approved by:

  
\_\_\_\_\_  
Gerald Jennings, PLS  
Chief, Survey Section

Aug 17, 2016  
Date

**PUBLIC NOTICE:**

**Notice of Preliminary Decision  
Section Line Easement Vacation  
EV-3-241**

Per 11 AAC 51.065, the Department of Natural Resources, Division of Mining, Land and Water has made a Preliminary Decision (PD) giving contingent approval to a petition to vacate portions of the 50-foot section line easements lying within US Survey 3494, Sections 18 & 19, T6N, R7W, CRM.

The public is invited to comment on the PD. Copies are available from DMLW, 550 W. 7<sup>th</sup> Avenue, Suite 650, Anchorage, AK 99501-3576 or <http://notes3.state.ak.us/pn/>. All comments must be received in writing at DMLW by 5:00 p.m. on October 3, 2016. **To be eligible to appeal, one must respond in writing during the comment period.** If public comment analysis indicates the need for significant changes to the PD, additional public notice will be given. If no significant change is required, the PD, including any minor changes, will be issued as a Final Decision (FD). To obtain PD/FD copy, reference case number EV-3-241; include date, your email and mailing address and telephone number. If you have any questions, contact DNR, Joseph L. Poydack, 375-7733 or [joseph.poydack@alaska.gov](mailto:joseph.poydack@alaska.gov).

DMLW reserves the right to waive technical defects in this publication.

Those with audio impairments may call Anchorage DNR Public Information Center, 10-5, M-F, TDD#269-8411.

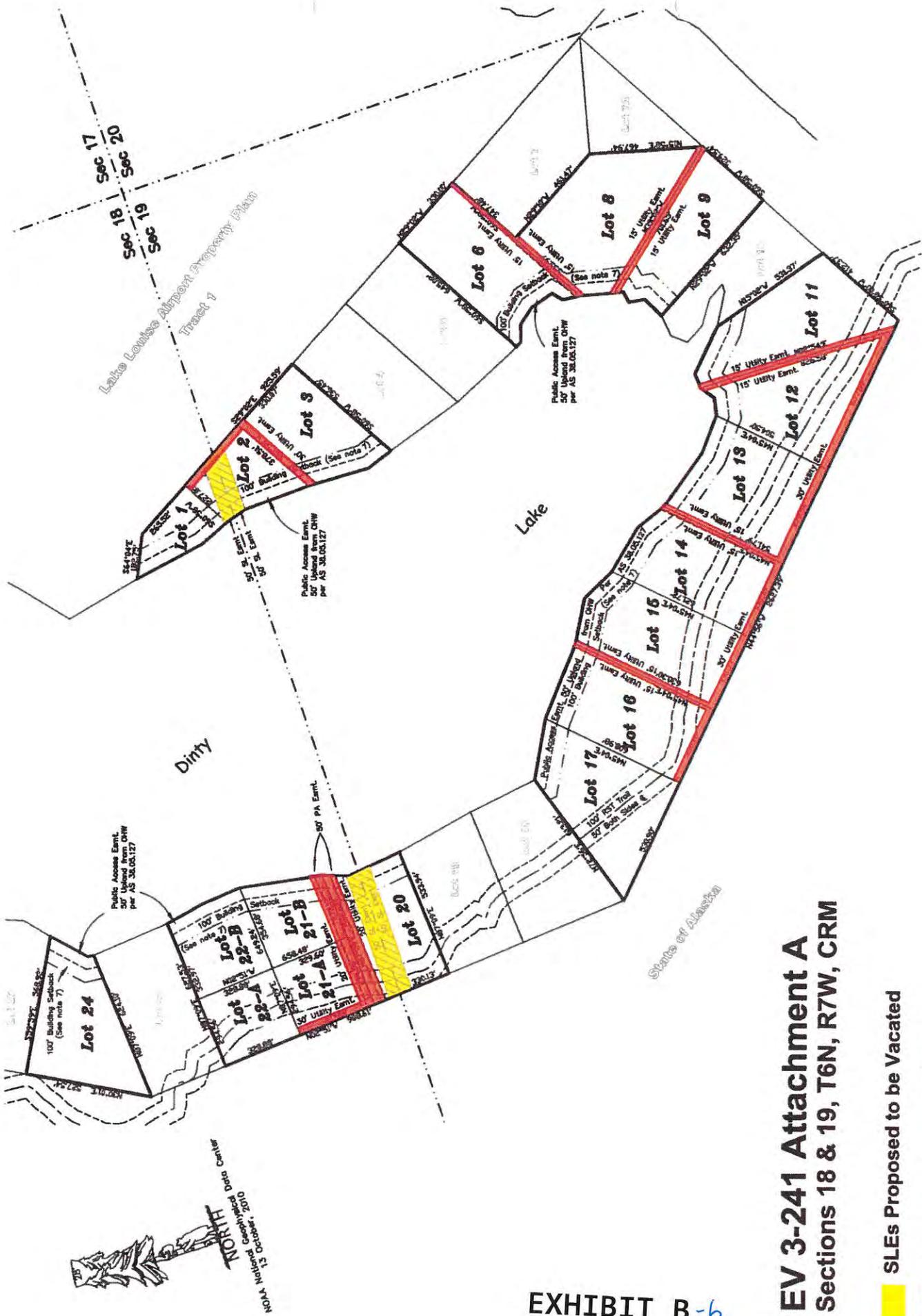


EXHIBIT B-6

**EV 3-241 Attachment A**  
**Sections 18 & 19, T6N, R7W, CRM**

 SLEs Proposed to be Vacated

 Easements to be Dedicated

Matanuska-Susitna Borough  
Telephone (907) 861-7874

350 East Dahlia Avenue  
Palmer, Alaska 99645-6488

**PETITION TO AMEND OR ALTER A PLAT USS 3494**

RECEIVED  
AUG 30 2016  
PLATTING

**VACATION OF A SUBDIVISION \_\_\_\_\_**

Comes now the undersigned, State of Alaska and petitions the Matanuska-Susitna Borough to amend a plat lying within the following described property, to-wit:  
Lots 1-3, 6, 8, 9, 11-17, 20, 21 A & B, 22 A & B, 24 USS 3494

Proposed change requested: (OR see attached sheets)  
Add Building Setback, Public Access & Utility Easements

The action sought by this petition is for the following reasons: (OR see attached sheets)  
By State statute section line easements exist along all section lines, surveyed and protracted on State lands. Therefore, though not shown on original US surveys, the section line easements do exist and create development hardships on the small parcels created by USS 3494. Therefore, we propose to vacate the section line easements and replace them with the proposed changes that will be shown on the revised plat.

**APPLICANT** Name: State of Alaska Email: Kathryn.young@alaska.gov

**OR** Mailing Address: 550 W. 7<sup>th</sup> Ave., Ste. 640, Anchorage, AK Zip: 99501

**OWNER** Contact Person: Kathryn Young Phone: 269-8672

**SURVEYOR** Name (FIRM): State of Alaska Email: Clifford.baker@alaska.gov

Mailing Address: 550 W. 7<sup>th</sup> Ave., Ste. 650, Anchorage, AK Zip: 99501

Contact Person: Cliff Baker Phone: 269-8522

**SIGNATURES OF PETITIONER(S):**

Kathryn Young  
\_\_\_\_\_  
\_\_\_\_\_



**THIS AREA TO BE COMPLETED BY THE MATANUSKA-SUSITNA BOROUGH**

THE APPLICATION HAS BEEN REVIEWED AND FOUND TO MEET SUBMITTAL STANDARDS AS NOTED ABOVE.

9/1/16  
DATE

Peggy Honora  
PLATTING DIVISION REPRESENTATIVE

**EXHIBIT C-1**

RECEIVED

**PETITION FOR VACATION OF SECTION LINE EASEMENT OR RS 2477 2016**

WITHIN A SUBDIVISION USS 3494  
OUTSIDE A SUBDIVISION \_\_\_\_\_

PLATTING

Comes now the undersigned, State of Alaska, and petitions the Matanuska-Susitna Borough to vacate the section line easement lying within the following described property, to-wit:

Lots 1, 2 & 20 US Survey 3494

Said easement being more fully described as (legal description): Easements associated with Sections 18 & 19 T6N, R7W, CRM as they pass through U.S. Survey 3494.

*(ATTACH SUPPLEMENTAL SHEET IF APPLICABLE)*

Submitted herewith are the following:

1. Preliminary finding of approval from SOA/DNR.
2. Section line easement documentation including adjacent easements  
A. Patents      B. Dates of entry      C. Government survey plat      D. Affidavit
3. The action sought by this petition is for the following reason(s): *(ATTACH PAGES, IF NEEDED)*  
See Petition to amend or alter plat (Attached) and the attached petition to vacate submitted to DNR (attached).
4. Copies of the plat showing the section line easement to be vacated.
5. **\$500.00** Section Line Easement Vacation or RS 2477 Vacation Fee or **\$250.00** with Regular Plat.

**APPLICANT  
OR  
OWNER**

Name: State of Alaska Email: Kathryn.young@alaska.gov  
Mailing Address: 550 W 7<sup>th</sup> Ave., Ste. 640, Anchorage Zip: 99501  
Contact Person: Kathryn Young Phone: 269-8672

**SURVEYOR**

Name (FIRM): State of Alaska Email: Clifford.baker@alaska.gov  
Mailing Address: 550 W 7<sup>th</sup> Ave., STE 650, Anchorage, AK Zip: 99501  
Contact Person: Cliff Baker Phone: 269-8522

EXHIBIT C-2

SECTION LINE OR RS 2477 EASEMENT VACATION POSTING AFFIDAVIT

In accordance with MSB 43.15.040(B)(7), I hereby certify that I posted the prescribed vacation notice as agreed to with Matanuska Susitna Borough Platting Division.

Date Posted: 9/14-9/16/2016

Platting Case #: 2016-119

Dan Beutel

*D. Beutel*

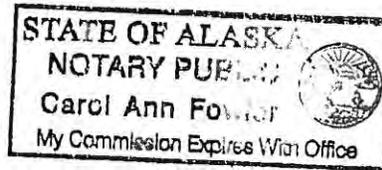
Printed Name  
550 W 7 TH, Suite 640

Signature  
907-269-8599  
Phone Number

Mailing Address  
Anchorage, AK 99508

NOTARY CERTIFICATION

State of Alaska            )  
  )ss  
Third Judicial District    )



SUBSCRIBED and SWORN to (or affirmed) before me this 14-TH day of October

2016, by Dan Beutel  
(name of signers(s))

*Carol Ann Fowler*  
(signature and seal of notary)  
My commission expires: *with office*

**Please complete and return this Statement of Posting to the Department of Natural Resources in the enclosed self-addressed, stamped envelope.**

STATEMENT OF POSTING

I posted a copy of the enclosed public notice regarding an easement vacation for USS 3494.

The notice was posted in the following location accessible to the general public,

\_\_\_\_\_ (e.g., community bulletin board), in:

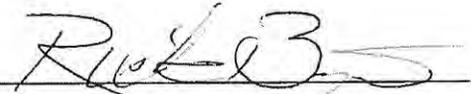
U.S. Post Office Glennallen, Alaska \_\_\_\_\_ Branch

Public Library at \_\_\_\_\_

Other location \_\_\_\_\_

I intend to leave this notice posted in the above location for at least 30 days and until 1 pm, Thursday, October 20, 2016.

Date of posting: 9/16/2016

Signature: 

Rick Bryant  
Printed Name

Return to:  
ATTN: Dan Beutel  
DNR DMLW Land Sales  
550 W. 7<sup>th</sup> Ave., Suite 640  
Anchorage, AK 99501

**EXHIBIT E-(**

**Please complete and return this Statement of Posting to the Department of Natural Resources in the enclosed self-addressed, stamped envelope.**

STATEMENT OF POSTING

I posted a copy of the enclosed public notice regarding an easement vacation for USS 3494.

The notice was posted in the following location accessible to the general public,

State Service Center (e.g., community bulletin board), in:

U.S. Post Office \_\_\_\_\_, Alaska \_\_\_\_\_ Branch

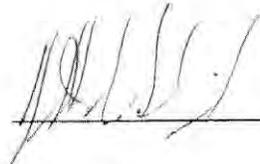
Public Library at \_\_\_\_\_

Other location \_\_\_\_\_

I intend to leave this notice posted in the above location for at least 30 days and until 1 pm, Thursday, October 20, 2016.

Date of posting: 9/14/16

Signature:



Yvette M. DeLaguerre

Printed Name

Return to:

ATTN: Dan Beutel

DNR DMLW Land Sales

550 W. 7<sup>th</sup> Ave., Suite 640

Anchorage, AK 99501

EXHIBIT E-2



## MATANUSKA-SUSITNA BOROUGH

Planning and Land Use Department  
Platting Division

350 East Dahlia Avenue • Palmer AK 99645  
Phone (907) 861-7874 • Fax (907) 861-8407

# PUBLIC NOTICE OF VACATION OF SECTION LINE OR RS 2477 EASEMENT

LEGAL DESCRIPTION: Section Line Easements through Lots 1, 2, and 20, USS 3494, Copper River, Meridian, Alaska.

POSTING DATE: \_\_\_\_\_ MSB Platting Division Case # 2016-119

Applicant: State of Alaska, DNR, Attn: Sales  
Mailing Address: 550 W. 7<sup>th</sup> Avenue, Suite 640  
Anchorage, AK 99501  
(907) 269-8594

### To Whom It May Concern:

In accordance with MSB 43.15.040, the posting of this letter is to give the public every opportunity to comment on the above action prior to and/or at the public hearing. Please contact the Matanuska-Susitna Borough Platting Division for more information concerning this action.

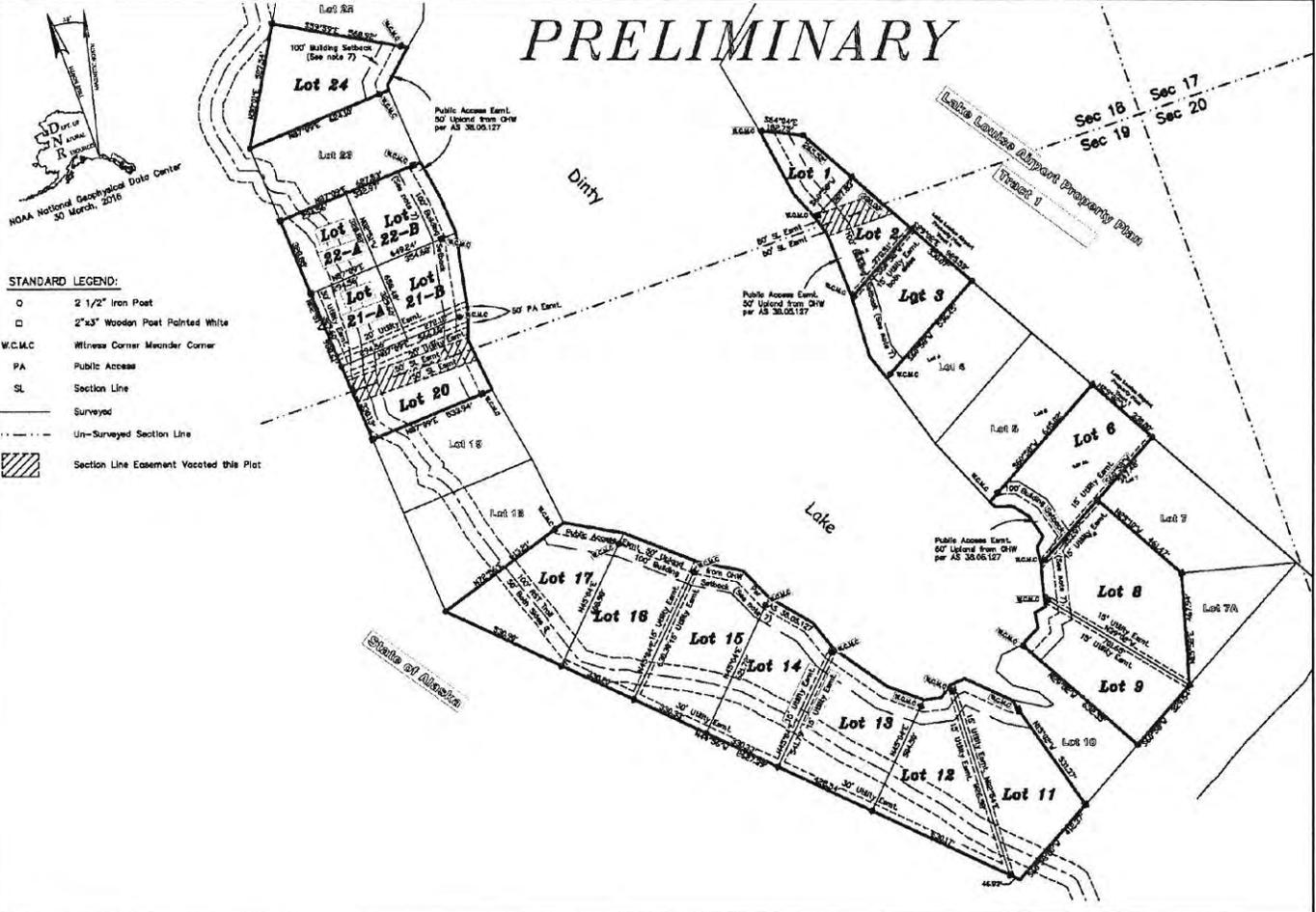
The applicant, in accordance with MSB 43.15.040(B)(7) is required to place a sign, notifying the public of the date, time, and place of the public hearing, 30 days prior to the public hearing.

THE PLATTING BOARD WILL CONVENE AT 1 P.M., **October 20, 2016, in the Assembly Chambers of the Dorothy Swanda Jones Building, 350 E. Dahlia Avenue, Palmer, Alaska.** If you would like to send comments regarding the proposed action, MSB, Platting Division, 350 E. Dahlia Ave., Palmer AK 99645. Comments received by 3:00 PM one week prior to the meeting will be included in the Platting Board packet. Comments received up to 4:00 PM one day prior to the meeting will be given to the Platting Board in a "Hand Out" packet the day of the meeting.

In order to be eligible to file an appeal from a decision of the Platting Board, a person must be designated an *interested party* Pursuant to MSB 15.39.010. An *interested party* means, (a) the applicant before the Platting Board; or (b) any person affected by the decision who appeared before the Platting Board and made an oral or written presentation. The procedures governing appeals to the Board of Adjustment & Appeals are contained in MSB 15.39.010-250, which is available on the borough Internet home page located at (<http://www.matsugov.us>), or at various libraries within the borough.

EXHIBIT E-3

# PRELIMINARY



**STANDARD LEGEND:**

- 2 1/2" Iron Post
- 2"x3" Wooden Post Painted White
- W.C.M.C Witness Corner Meander Corner
- PA Public Access
- SL Section Line
- Surveyed
- - - - - Un-Surveyed Section Line
- ▨ Section Line Easement Vacated this Plat

NOAA National Geophysical Data Center  
30 March, 2016



**EXHIBIT E-4**



THE STATE  
*of* **ALASKA**  
GOVERNOR BILL WALKER

**Department of Natural Resources**

DIVISION OF MINING, LAND & WATER  
Land Sales & Contract Administration Section

550 West 7th Avenue, Suite 640  
Anchorage, Alaska 99501-3576  
Main: 907.269.8594  
TDD: 907.269.8411  
Fax: 907.269.8916  
<http://landsales.alaska.gov>  
<http://facebook.com/alaskaland/>

September 12, 2016

Re: Public Notice of Easement Vacation

Dear Interested Party:

The State of Alaska, Department of Natural Resources (DNR), Division of Mining, Land, and Water (DMLW) is requesting the vacation of a section line easement within U.S. Survey 3494 on Dinty Lake. You are being sent this notice because public records indicate that you own land or have other interests in or near the proposed area.

A map of the area showing the proposed easement vacation is on enclosed. The notice on the reverse contains more information on how to contact the Matanuska-Susitna Borough for details or to submit comment regarding this action.

Sincerely,

Dan Beutel  
Natural Resource Specialist II

Encl: Public Notice and proposed easement vacation plat and location



THE STATE  
*of* **ALASKA**  
GOVERNOR BILL WALKER

**Department of Natural Resources**

DIVISION OF MINING, LAND & WATER  
Land Sales & Contract Administration Section

550 West 7th Avenue, Suite 640  
Anchorage, Alaska 99501-3576  
Main: 907.269.8594  
TDD: 907.269.8411  
Fax: 907.269.8916  
<http://landsales.alaska.gov>  
<http://facebook.com/alaskaland/>

September 12, 2016

Re: Public Notice of Easement Vacation

Dear Librarian/Postmaster:

The State of Alaska, Department of Natural Resources (DNR), Division of Mining, Land, and Water (DMLW) is requesting the vacation of a section line easement within U.S. Survey 3494 on Dinty Lake.

Please post the attached notice in a conspicuous location immediately and remove it after 1:00 pm on Thursday, October 20, 2016. We also ask that you complete the enclosed Statement of Posting and return it in the enclosed self-addressed stamped envelope. Your assistance with this request is very much appreciated.

A map of the area showing the proposed easement vacation is on enclosed. The notice on the reverse contains more information on how to contact the Matanuska-Susitna Borough for details or to submit comment regarding this action.

Sincerely,

Dan Beutel  
Natural Resource Specialist II

Encl: Public Notice and proposed easement vacation plat and location

**EXHIBIT E-6**



THE STATE  
*of* **ALASKA**  
GOVERNOR BILL WALKER

**Department of Natural Resources**

DIVISION OF MINING, LAND & WATER  
Land Sales & Contract Administration Section

550 West 7th Avenue, Suite 640  
Anchorage, Alaska 99501-3576  
Main: 907.269.8594  
TDD: 907.269.8411  
Fax: 907.269.8916  
<http://landsales.alaska.gov>  
<http://facebook.com/alaskaland/>

September 12, 2016

Re: Public Notice of Easement Vacation

Dear Lodge Owner:

The State of Alaska, Department of Natural Resources (DNR), Division of Mining, Land, and Water (DMLW) is requesting the vacation of a section line easement within U.S. Survey 3494 on Dinty Lake.

Please post the attached notice in a conspicuous location immediately and remove it after 1:00 pm on Thursday, October 20, 2016. We also ask that you complete the enclosed Statement of Posting and return it in the enclosed self-addressed stamped envelope. Your assistance with this request is very much appreciated.

A map of the area showing the proposed easement vacation is on enclosed. The notice on the reverse contains more information on how to contact the Matanuska-Susitna Borough for details or to submit comment regarding this action.

Sincerely,

Dan Beutel  
Natural Resource Specialist II

Encl: Public Notice and proposed easement vacation plat and location

**EXHIBIT E-7**

RECEIVED  
SEP 06 2016  
PLATTING

---

## RST 1522 CASEFILE SUMMARY

---

### LAKE LOUISE TRAIL

[Go back](#)

[Search for another route](#)

- \* LISTED IN ALASKA STATUTE (AS 19.30.400(d)) AS A QUALIFIED RS2477 RIGHT-OF-WAY.
- \* VIEW LAND DESCRIPTION
- \* LEGAL TEXT:

Casefile Summary  
 RST #1522  
 Lake Louise Trail

#### I. Trail Location

The Trail Originates at Mile 12 of the Lake Louise Road. the Route Runs Northerly for 7 Miles, Skirting the Northeast Shore of Lake George and the West Shore of Lake Dinty. the Route Terminates By A Cabin On Lake Louise, at the End of the Lake Louise Road. the Trail Is Located On U.S. Geological Survey (USGS) 1:63,360 Maps, Gulkana A-6 and B-6. the Length of the Trail Is Approximately 7 Miles.

#### ii. Historical Documentation

The Department of Transportation and Public Facilities 1973 Trails Inventory Shows This As Trail 27 On Map 83, Gulkana Quadrangle.

Documentation of Construction and Use, Includes:

1959 1:250,000 USGS Map, Gulkana Quadrangle

#### iii. Surface Estate Owners, As Shown On Bureau of Land Management (BLM) and Alaska Division of Land (Adl) Records:

1. State of Alaska, 50-92-0246, 50-81-0164
2. Small Tract Lease, 50-65-0539, Application Filed 3/12/65
3. Headquarters Site, 50-72-0121, Application Filed 11/21/60
4. Small Tract Lease, 1232545, Application Filed 5/3 1/63
5. Small Tract Lease, 1231682, Application Filed 3/22/63
6. Small Tract Lease, 1229411, Application Filed 4/ 1 2/56
7. Small Tract Lease, 1229407, Application Filed 4/29/55
8. Small Tract Lease, 1232518, Application Filed 5/3 1/63
9. Small Tract Lease, 1231514, Application Filed 3/22/63

EXHIBIT F-1

## Surface Estate Interests, As Shown On BLM and ADL Records:

1. State of Alaska, Department of Transportation and Public Facilities, AA2259, A27584, AA2709, and AA2609
2. Little Lake Louise, AA10537
3. Mc-Placer Claim, AA54640
4. Alaska Railroad Townsite, AA2584

## Iv. Acceptance of Grant

The Earliest Reservation Along the Subject Route Was the Application Filed On 4/29/55 for Small Tract Lease #1229407. the Grant of the RS 2477 Right-Of-Way for the Lake Louise Trail Was Accepted By Construction and Use, Subject To Valid, Existing Rights, When the Land Was Not Reserved for Public Purposes.

[Return to top](#)

---

Department of Natural Resources  
550 W. 7th Ave. Suite 1260, Anchorage, AK 99501-3557  
Phone: 907-269-8400 || Fax: 907-269-8901 || TTY: 907-269-8411

State of Alaska || © 2016 || [Webmaster](#)

**EXHIBIT F-2**

## Peggy Horton

---

**From:** Jamie Taylor  
**Sent:** Friday, October 07, 2016 3:48 PM  
**To:** Platting  
**Cc:** Peggy Horton  
**Subject:** RE: Request for Comments for USS 3494 Section Line Easement Vacation Case # 2016-119  
Tech: PH

No comment

Jamie Taylor, PE  
Civil Engineer  
Matanuska-Susitna Borough  
Department of Public Works  
Operations & Maintenance  
t: 907-861-7765 c: 907-355-9810  
[jamie.taylor@matsugov.us](mailto:jamie.taylor@matsugov.us)  
<http://www.matsugov.us/>

---

**From:** Peggy Horton **On Behalf Of** Platting  
**Sent:** Tuesday, September 06, 2016 8:12 AM  
**To:** Kemplen, Allen (DOT); Kevin Vakalis ([kevin.vakalis@alaska.gov](mailto:kevin.vakalis@alaska.gov)); Tucker Hurn ([tucker.hurn@alaska.gov](mailto:tucker.hurn@alaska.gov)); Melanie Nichols ([melanie.nichols@alaska.gov](mailto:melanie.nichols@alaska.gov)); Steven Banse - ADOT&PF ([steven.banse@alaska.gov](mailto:steven.banse@alaska.gov)); Eric A Moore (DNR) ([eric.moore@alaska.gov](mailto:eric.moore@alaska.gov)); George C Horton (DNR) ([george.horton@alaska.gov](mailto:george.horton@alaska.gov)); james.walker2@alaska.gov; Wilber, Sarah E E (DFG); Holly Zafian - ADF&G ([holly.zafian@alaska.gov](mailto:holly.zafian@alaska.gov)); Mark Fink ([mark.fink@alaska.gov](mailto:mark.fink@alaska.gov)); [mearow@matanuska.com](mailto:mearow@matanuska.com); Becky Glenn ([rglenn@mta-telco.com](mailto:rglenn@mta-telco.com)); J Thompson ([jthompson@mta-telco.com](mailto:jthompson@mta-telco.com)); [row@enstarnaturalgas.com](mailto:row@enstarnaturalgas.com); 'ospdesign@gci.com' ([ospdesign@gci.com](mailto:ospdesign@gci.com)); [dblehm@gci.com](mailto:dblehm@gci.com); Richard Boothby; Elizabeth Weiant; Eric Phillips; [regpagemaster@usace.army.mil](mailto:regpagemaster@usace.army.mil); Michael Weller; Sheila Armstrong; Tracy McDaniel; Terry Dolan; Jim Jenson; Jamie Taylor; Nicole Wilkins; Theresa Taranto; Susan Lee; Eileen Probasco; Jessica Smith; Frankie Barker; Permit Center; Andy Dean; John Aschenbrenner; Jeffrey Urbanus ([jeffurbanus@gmail.com](mailto:jeffurbanus@gmail.com)); Jim Sykes ([jimsykesdistrict1@gmail.com](mailto:jimsykesdistrict1@gmail.com))  
**Cc:** Jay Van Diest ([jay@valleymarket.com](mailto:jay@valleymarket.com)); LaMarr Anderson ([lamarra05@gmail.com](mailto:lamarra05@gmail.com)); Stan Gillespie ([stan.gillespie@gmail.com](mailto:stan.gillespie@gmail.com)); Jordan Rausa ([jordan@alaskaplans.com](mailto:jordan@alaskaplans.com)); Tait Zimmerman ([tait@zimmermanteamak.com](mailto:tait@zimmermanteamak.com)); Patrick Johnson ([patrickjhnsn@hotmail.com](mailto:patrickjhnsn@hotmail.com)); Amy Hansen ([amyhansenhomes@gmail.com](mailto:amyhansenhomes@gmail.com)); Marty Van Diest - Valley Market Real Estate ([marty@valleymarket.com](mailto:marty@valleymarket.com)); Gregory Pugh ([winforhim@aol.com](mailto:winforhim@aol.com))  
**Subject:** Request for Comments for USS 3494 Section Line Easement Vacation Case # 2016-119 Tech: PH

Good Morning,

Attached is a request for comments for a section line easement vacation in the Lake Louise area, requested by the State of Alaska, DNR.

Please review and provide your comments by October 7, 2016.

Thank you,

Peggy Horton  
Platting Technician  
Matanuska-Susitna Borough

**EXHIBIT G**

## Peggy Horton

---

**From:** Susan Lee  
**Sent:** Tuesday, September 06, 2016 10:11 AM  
**To:** Platting  
**Subject:** RE: Request for Comments for USS 3494 Section Line Easement Vacation Case # 2016-119  
Tech: PH

No comment.

Susan

Susan Lee  
Planner II  
Matanuska-Susitna Borough  
907-861-7862 (Direct Line)  
907-861-7876 (FAX)

---

**From:** Peggy Horton **On Behalf Of** Platting  
**Sent:** Tuesday, September 06, 2016 8:12 AM  
**To:** Kemplen, Allen (DOT); Kevin Vakalis ([kevin.vakalis@alaska.gov](mailto:kevin.vakalis@alaska.gov)); Tucker Hurn ([tucker.hurn@alaska.gov](mailto:tucker.hurn@alaska.gov)); Melanie Nichols ([melanie.nichols@alaska.gov](mailto:melanie.nichols@alaska.gov)); Steven Banse - ADOT&PF ([steven.banse@alaska.gov](mailto:steven.banse@alaska.gov)); Eric A Moore (DNR) ([eric.moore@alaska.gov](mailto:eric.moore@alaska.gov)); George C Horton (DNR) ([george.horton@alaska.gov](mailto:george.horton@alaska.gov)); [james.walker2@alaska.gov](mailto:james.walker2@alaska.gov); Wilber, Sarah E E (DFG); Holly Zafian - ADF&G ([holly.zafian@alaska.gov](mailto:holly.zafian@alaska.gov)); Mark Fink ([mark.fink@alaska.gov](mailto:mark.fink@alaska.gov)); [mearow@matanuska.com](mailto:mearow@matanuska.com); Becky Glenn ([rglenn@mta-telco.com](mailto:rglenn@mta-telco.com)); J Thompson ([jthompson@mta-telco.com](mailto:jthompson@mta-telco.com)); [row@enstarnaturalgas.com](mailto:row@enstarnaturalgas.com); 'ospdesign@gci.com' ([ospdesign@gci.com](mailto:ospdesign@gci.com)); [dblehm@gci.com](mailto:dblehm@gci.com); Richard Boothby; Elizabeth Weiant; Eric Phillips; [regpagemaster@usace.army.mil](mailto:regpagemaster@usace.army.mil); Michael Weller; Sheila Armstrong; Tracy McDaniel; Terry Dolan; Jim Jenson; Jamie Taylor; Nicole Wilkins; Theresa Taranto; Susan Lee; Eileen Probasco; Jessica Smith; Frankie Barker; Permit Center; Andy Dean; John Aschenbrenner; Jeffrey Urbanus ([jeffurbanus@gmail.com](mailto:jeffurbanus@gmail.com)); Jim Sykes ([jimsykesdistrict1@gmail.com](mailto:jimsykesdistrict1@gmail.com))  
**Cc:** Jay Van Diest ([jay@valleymarket.com](mailto:jay@valleymarket.com)); LaMarr Anderson ([lamarra05@gmail.com](mailto:lamarra05@gmail.com)); Stan Gillespie ([stan.gillespie@gmail.com](mailto:stan.gillespie@gmail.com)); Jordan Rausa ([jordan@alaskaplans.com](mailto:jordan@alaskaplans.com)); Tait Zimmerman ([tait@zimmermanteamak.com](mailto:tait@zimmermanteamak.com)); Patrick Johnson ([patrickjhnsn@hotmail.com](mailto:patrickjhnsn@hotmail.com)); Amy Hansen ([amyhansenhomes@gmail.com](mailto:amyhansenhomes@gmail.com)); Marty Van Diest - Valley Market Real Estate ([marty@valleymarket.com](mailto:marty@valleymarket.com)); Gregory Pugh ([winforhim@aol.com](mailto:winforhim@aol.com))  
**Subject:** Request for Comments for USS 3494 Section Line Easement Vacation Case # 2016-119 Tech: PH

Good Morning,

Attached is a request for comments for a section line easement vacation in the Lake Louise area, requested by the State of Alaska, DNR.

Please review and provide your comments by October 7, 2016.

Thank you,

Peggy Horton  
Platting Technician  
Matanuska-Susitna Borough  
(907) 861-7881 direct  
(907) 861-8407 fax  
[peggy.horton@matsugov.us](mailto:peggy.horton@matsugov.us) (email)



## MATANUSKA-SUSITNA BOROUGH

Community Development

Land & Resource Management

350 East Dahlia Avenue • Palmer, AK 99645

Phone (907) 861-7869 • Fax (907) 861-8635

### MEMORANDUM

DATE: September 13, 2016  
TO: Fred Wagner, Platting Officer  
FROM: Land & Resource Management *NGB*  
SUBJECT: Preliminary Plat Comments / Case #2016-119

---

RECEIVED

SEP 13 2016

PLATTING

Platting Tech: Peggy Horton  
Public Hearing: October 20, 2016  
Applicant / Petitioner: SOA / DNR  
TRS: 16N07W18 & 19, CR, AK  
Tax ID: U03494000  
Subd: USS 3494 SLEV  
Tax Map: LL 10 & 15

#### Comments:

- No MSB land affected.
- No objections to proposed vacation.

EXHIBIT I

## Peggy Horton

---

**From:** Becky Glenn <rglenn@mta-telco.com>  
**Sent:** Tuesday, September 06, 2016 9:21 AM  
**To:** Platting  
**Cc:** Jessica Thompson  
**Subject:** RE: Request for Comments for USS 3494 Section Line Easement Vacation Case # 2016-119  
Tech: PH

Peggy,

MTA has reviewed Case #2016-119, proposed Section Line Easement Vacation, USS 3494.

MTA has no objections.

Thank you for the opportunity to review and comment.

Becky Glenn

MTA

**From:** Peggy Horton [<mailto:Peggy.Horton@matsugov.us>] **On Behalf Of** Platting  
**Sent:** Tuesday, September 06, 2016 8:12 AM  
**To:** Kemplen, Allen (DOT) <[allen.kemplen@alaska.gov](mailto:allen.kemplen@alaska.gov)>; Kevin Vakalis ([kevin.vakalis@alaska.gov](mailto:kevin.vakalis@alaska.gov)) <[kevin.vakalis@alaska.gov](mailto:kevin.vakalis@alaska.gov)>; Tucker Hurn ([tucker.hurn@alaska.gov](mailto:tucker.hurn@alaska.gov)) <[tucker.hurn@alaska.gov](mailto:tucker.hurn@alaska.gov)>; Melanie Nichols ([melanie.nichols@alaska.gov](mailto:melanie.nichols@alaska.gov)) <[melanie.nichols@alaska.gov](mailto:melanie.nichols@alaska.gov)>; Steven Banse - ADOT&PF ([steven.banse@alaska.gov](mailto:steven.banse@alaska.gov)) <[steven.banse@alaska.gov](mailto:steven.banse@alaska.gov)>; Eric A Moore (DNR) ([eric.moore@alaska.gov](mailto:eric.moore@alaska.gov)) <[eric.moore@alaska.gov](mailto:eric.moore@alaska.gov)>; George C Horton (DNR) ([george.horton@alaska.gov](mailto:george.horton@alaska.gov)) <[george.horton@alaska.gov](mailto:george.horton@alaska.gov)>; james.walker2@alaska.gov; Wilber, Sarah E E (DFG) <[sarah.wilber@alaska.gov](mailto:sarah.wilber@alaska.gov)>; Holly Zafian - ADF&G ([holly.zafian@alaska.gov](mailto:holly.zafian@alaska.gov)) <[holly.zafian@alaska.gov](mailto:holly.zafian@alaska.gov)>; Mark Fink ([mark.fink@alaska.gov](mailto:mark.fink@alaska.gov)) <[mark.fink@alaska.gov](mailto:mark.fink@alaska.gov)>; mearow@matanuska.com; Becky Glenn <[rglenn@mta-telco.com](mailto:rglenn@mta-telco.com)>; Jessica Thompson <[jthompson@mta-telco.com](mailto:jthompson@mta-telco.com)>; row@enstarnaturalgas.com; 'ospdesign@gci.com' ([ospdesign@gci.com](mailto:ospdesign@gci.com)) <[ospdesign@gci.com](mailto:ospdesign@gci.com)>; dblehm@gci.com; Richard Boothby <[Richard.Boothby@matsugov.us](mailto:Richard.Boothby@matsugov.us)>; Elizabeth Weiant <[Elizabeth.Weiant@matsugov.us](mailto:Elizabeth.Weiant@matsugov.us)>; Eric Phillips <[Eric.Phillips@matsugov.us](mailto:Eric.Phillips@matsugov.us)>; regpagemaster@usace.army.mil; Michael Weller <[Michael.Weller@matsugov.us](mailto:Michael.Weller@matsugov.us)>; Sheila Armstrong <[Sheila.Armstrong@matsugov.us](mailto:Sheila.Armstrong@matsugov.us)>; Tracy McDaniel <[Tracy.McDaniel@matsugov.us](mailto:Tracy.McDaniel@matsugov.us)>; Terry Dolan <[Terry.Dolan@matsugov.us](mailto:Terry.Dolan@matsugov.us)>; Jim Jenson <[James.Jenson@matsugov.us](mailto:James.Jenson@matsugov.us)>; Jamie Taylor <[Jamie.Taylor@matsugov.us](mailto:Jamie.Taylor@matsugov.us)>; Nicole Wilkins <[Nicole.Wilkins@matsugov.us](mailto:Nicole.Wilkins@matsugov.us)>; Theresa Taranto <[Theresa.Taranto@matsugov.us](mailto:Theresa.Taranto@matsugov.us)>; Susan Lee <[Susan.Lee@matsugov.us](mailto:Susan.Lee@matsugov.us)>; Eileen Probasco <[Eileen.Probasco@matsugov.us](mailto:Eileen.Probasco@matsugov.us)>; Jessica Smith <[Jessica.Smith@matsugov.us](mailto:Jessica.Smith@matsugov.us)>; Frankie Barker <[Frankie.Barker@matsugov.us](mailto:Frankie.Barker@matsugov.us)>; Permit Center <[PermitCenter@matsugov.us](mailto:PermitCenter@matsugov.us)>; Andy Dean <[Andy.Dean@matsugov.us](mailto:Andy.Dean@matsugov.us)>; John Aschenbrenner <[John.Aschenbrenner@matsugov.us](mailto:John.Aschenbrenner@matsugov.us)>; Jeffrey Urbanus ([jeffurbanus@gmail.com](mailto:jeffurbanus@gmail.com)) <[jeffurbanus@gmail.com](mailto:jeffurbanus@gmail.com)>; Jim Sykes ([jimsykesdistrict1@gmail.com](mailto:jimsykesdistrict1@gmail.com)) <[jimsykesdistrict1@gmail.com](mailto:jimsykesdistrict1@gmail.com)>  
**Cc:** Jay Van Diest ([jay@valleymarket.com](mailto:jay@valleymarket.com)) <[jay@valleymarket.com](mailto:jay@valleymarket.com)>; LaMarr Anderson ([lamarra05@gmail.com](mailto:lamarra05@gmail.com)) <[lamarra05@gmail.com](mailto:lamarra05@gmail.com)>; Stan Gillespie ([stan.gillespie@gmail.com](mailto:stan.gillespie@gmail.com)) <[stan.gillespie@gmail.com](mailto:stan.gillespie@gmail.com)>; Jordan Rausa ([jordan@alaskaplans.com](mailto:jordan@alaskaplans.com)) <[jordan@alaskaplans.com](mailto:jordan@alaskaplans.com)>; Tait Zimmerman ([tait@zimmermanteamak.com](mailto:tait@zimmermanteamak.com)) <[tait@zimmermanteamak.com](mailto:tait@zimmermanteamak.com)>; Patrick Johnson ([patrickjhnsn@hotmail.com](mailto:patrickjhnsn@hotmail.com)) <[patrickjhnsn@hotmail.com](mailto:patrickjhnsn@hotmail.com)>; Amy Hansen ([amyhansenhomes@gmail.com](mailto:amyhansenhomes@gmail.com)) <[amyhansenhomes@gmail.com](mailto:amyhansenhomes@gmail.com)>; Marty Van Diest - Valley Market Real Estate ([marty@valleymarket.com](mailto:marty@valleymarket.com)) <[marty@valleymarket.com](mailto:marty@valleymarket.com)>; Gregory Pugh ([winforhim@aol.com](mailto:winforhim@aol.com)) <[winforhim@aol.com](mailto:winforhim@aol.com)>  
**Subject:** Request for Comments for USS 3494 Section Line Easement Vacation Case # 2016-119 Tech: PH

**Be wary of unsolicited attachments, even from people you know** - If something seems suspicious you may want to check with the person who supposedly sent the message to make sure it's legitimate before opening any attachments.

**EXHIBIT J**



**ENSTAR Natural Gas Company**  
**A DIVISION OF SEMCO ENERGY**  
Engineering Department, Right of Way Section  
401 E. International Airport Road  
P. O. Box 190288  
Anchorage, Alaska 99519-0288  
(907) 277-5551  
FAX (907) 334-7798

September 24, 2016

Peggy Horton, Platting Technician  
Matanuska-Susitna Borough, Platting Division  
350 East Dahlia Avenue  
Palmer, AK 99645-6488

Subject: Section Line Easement Vacation Request for Comments – **U.S. Survey 3494**  
(Case No. 2016-119)

Dear Ms. Horton:

ENSTAR Natural Gas Company has reviewed the subject Section Line Easement Vacation and has no comments, recommendations, or objections.

If you have any questions, please feel free to contact me at 907-334-7944 or by email at [cassie.wohlgemuth@enstarnaturalgas.com](mailto:cassie.wohlgemuth@enstarnaturalgas.com).

Sincerely,

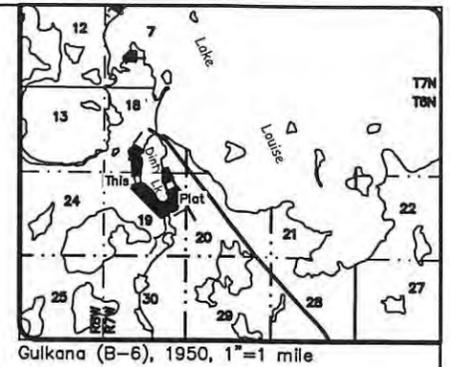
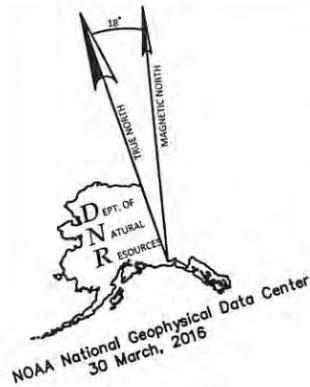
A handwritten signature in black ink, appearing to read "Cassie Wohlgemuth", with a long horizontal line extending to the right.

Cassie Wohlgemuth  
Right-of-Way and Compliance Technician

**EXHIBIT K**  
*Sent via e-mail to MSB platting division*



# PRELIMINARY



### STANDARD LEGEND:

- 2 1/2" Iron Post
- 2"x3" Wooden Post Painted White
- W.C.M.C Witness Corner Meander Corner
- PA Public Access
- SL Section Line
- Surveyed
- - - - - Un-Surveyed Section Line
- Section Line Easement Vacated this Plat

### SURVEYOR'S CERTIFICATE

I hereby certify that I am properly registered and licensed to practice land surveying in the State of Alaska, that this plat was drafted under my direct supervision, and that all data shown hereon is true and correct as compiled from existing record information.

Dated \_\_\_\_\_  
 Clifford E Baker  
 Registration Number \_\_\_\_\_



### SECTION LINE EASEMENT VACATION CERTIFICATE APPROVAL RECOMMENDATIONS

#### STATE OF ALASKA DEPT. OF TRANSPORTATION & PUBLIC FACILITIES

The vacation statement, as shown hereon, has been reviewed by the Northern Region office and is hereby recommended for approval by the commissioner.

Recommended by \_\_\_\_\_ Date \_\_\_\_\_  
 Title: Regional Chief Right-of-Way Agent

#### STATE OF ALASKA DIV. OF MINING, LAND & WATER

The vacation statement, as shown hereon, has been reviewed by the Division of Mining, Land & Water and is hereby recommended for approval by the commissioner.

Recommended by \_\_\_\_\_ Date \_\_\_\_\_  
 Title: Director, Division of Mining, Land & Water

The State of Alaska, acting by and through the commissioner of the Department of Natural Resources and the Commissioner of Department of Transportation & Public Facilities, Does hereby state and declare that the State of Alaska vacates and releases all rights and title to any and all portions of section line easements for the public highways reserved to it under A.S. 19.10.010. (Specific area delineated by diagonal hatching on this plat).

Date: \_\_\_\_\_ Approved: \_\_\_\_\_  
 Commissioner  
 Department of Transportation &  
 Public Facilities

Date: \_\_\_\_\_ Approved: \_\_\_\_\_  
 Commissioner  
 Department of Natural Resources

### CERTIFICATE OF LESSEE

I (we), the undersigned, hereby certify that I (we) are the lessee for Lot # U. S. Survey 3494, shown hereon. I (we) approve this survey and plat.

Lessee \_\_\_\_\_ Date \_\_\_\_\_

### NOTARY'S ACKNOWLEDGEMENT

Subscribed and sworn before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

By: \_\_\_\_\_

Notary for the State of Alaska  
 My commission expires \_\_\_\_\_

### NOTES:

- 1) This Plat does not constitute a subdivision as defined by A.S. 40.15.900 (5).
- 2) All parcels of land owned by the State of Alaska, located within 50 ft. of, or bisected by, a surveyed or protracted section line, are subject to a fifty ft. (50') easement, each side of the section line, which is reserved to the State of Alaska for public highways under A.S. 19.10.010.
- 3) Diagonally hatched area indicates portions of the section line easements being vacated within Sections 18 & 19 T6N, R7W CRM. It is not the intent of this plat to vacate any other dedicated public rights-of-way or easements.
- 4) No field survey has been conducted in relation to the preparation of this section line vacation plat. All dimensions and other details as shown hereon are from US Survey 3494 accepted 1 August 1962.
- 5) This section line easement vacation is in compliance with the final decision EV-3-241 approved \_\_\_\_\_.
- 6) Alternate public access and utility easements are reserved as shown.
- 7) 100 ft. building setback created by the ADL 231196 Final Finding Decision, effective date 2 December 2012.

### CERTIFICATE OF OWNERSHIP & DEDICATION:

I, the undersigned, certify that the State of Alaska is the owner of Lots 1-3, 6, 8, 9, 11-17, 20-22 and 24 of U. S. Survey 3494, as shown on this plat. The State of Alaska approves this section line easement vacation and replacement easements for public or private use as shown and described hereon.

Date \_\_\_\_\_ Kathryn Young

### NOTARY'S ACKNOWLEDGEMENT

Subscribed and sworn before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

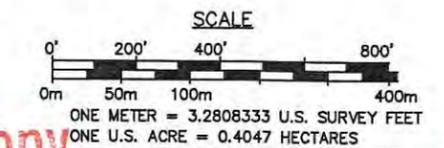
By: \_\_\_\_\_  
 Notary for the State of Alaska  
 My commission expires \_\_\_\_\_

### CERTIFICATION OF PAYMENT OF TAXES

I hereby certify that current taxes and special assessments, through \_\_\_\_\_, 20\_\_ against the property, included in the section vacation plat, hereon have been paid.

\_\_\_\_\_, 20\_\_

Tax Collection Official \_\_\_\_\_



Agenda Copy

RECEIVED

SEP 11 2016

PLATTING

DATE OF SURVEY: _____	Surveyor: Clifford E. Baker
BEGINNING: No Field Survey	DNR, DMLW 550 W. 7th Ave., Sta. 650 Anchorage, AK 99501
STATE OF ALASKA DEPARTMENT OF NATURAL RESOURCES DIVISION OF MINING, LAND, AND WATER ANCHORAGE, ALASKA	
Section Line Easement Vacation	
Doc. Title: E.V.- Lots 9,10,11,12&13 USS 4587 Lots 1-3,6,8,9,11-17,20-22&24, 3494 GTE]	
<ol style="list-style-type: none"> <li>1. ADL 232089</li> <li>2. ADL 232090</li> <li>3. ADL 232091</li> <li>4. ADL 232092</li> <li>5. ADL 232093</li> </ol>	
Located within Sections 18 & 19 T. 6 N., R. 7 W., Copper River Meridian, Alaska Talkeetna Recording District	
DRAWN BY: CB/NT	APPROVAL RECOMMENDED
DATE: 15 March, 2016	STATEWIDE PLATTING SUPERVISOR DATE
SCALE: 1" = 200'	CHECKED: FILE NO. EV-3-241

Agenda Copy

4C

**STAFF REVIEW AND RECOMMENDATIONS  
PUBLIC HEARING  
OCTOBER 20, 2016**

PRELIMINARY PLAT:       **PRAIRIE HOME ASLS 2016-05**

LEGAL DESCRIPTION:       **SEC 31, T21N, R4W, SEWARD MERIDIAN, AK**

PETITIONER:               **STATE OF ALASKA DEPARTMENT OF NATURAL  
RESOURCES**

SURVEYOR/ENGINEER:   **GLOBAL POSITIONING SVS**

ACRES: **69.18**                                **PARCELS:   4**

REVIEWED BY: PEGGY HORTON                **CASE: 2016-125**

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**REQUEST:**

The request is to divide Lot 2, ASLS 97-72, plat #2000-93, and Government Lot 4, Section 31, T21N, R4W, S.M. AK, into 4 lots to be known as Prairie Home, containing 69.18 acres more or less. The petitioner is dedicating the right-of-way for the Parks Hwy, that portion of E. Whispering Birch Circle lying within the parent parcel and internal Public Access Easements. For Lots 1, 2, & 3, direct access to the Parks Hwy is limited to a common access point and is subject to ADOT&PF Driveway Permitting at such time there is a change in land use, trip generation, or change in highway design which requires use of internal easements. For Lot 4, access will be limited to E. Whispering Birch Circle.

**EXHIBITS:**

Vicinity Map	<b>EXHIBIT A</b>
Plat with Topo & As-built	<b>EXHIBIT B</b>
Aerial Photo	<b>EXHIBIT C</b>
SOA/DNR Discussion	<b>EXHIBIT D</b>
Road Plan & Profile	<b>EXHIBIT E</b>
Future Road Connections	<b>EXHIBIT F</b>
Planned Common Access Drawing	<b>EXHIBIT G</b>
Willow Community Comp Plan	<b>EXHIBIT H</b>
Long Range Transportation Plan	<b>EXHIBIT I</b>

**COMMENTS:**

Current Planner	<b>EXHIBIT J</b>	MTA	<b>EXHIBIT N</b>
Land & Resource Mgmt	<b>EXHIBIT K</b>	Enstar	<b>EXHIBIT O</b>
Public Works	<b>EXHIBIT L</b>	GCI	<b>EXHIBIT P</b>
MEA	<b>EXHIBIT M</b>	ADOT&PF	<b>EXHIBIT Q</b>

**Location:** This property is located within Section 31, T21N, R04W, Seward Meridian, Alaska, lying west of mile 79 S. Parks Hwy and north of E. Whispering Birch Circle.

**Lot Areas:** No soils/useable area verification is required as the lot sizes exceed 400,000 sq ft and the state provided topographic evidence for the entire subdivision pursuant to MSB 43.20.281(A)(1)(i)(i).

**Existing Development:** A copy of the preliminary plat with topography showing the existing development in the surrounding area is at **Exhibit B**. This plat and the aerial photograph show that the parcels being divided are not developed at this time (**Exhibit C**). There are ATV trails within the right-of-way of the Parks Hwy. There are overhead power lines on the east side of the Parks Hwy.

**Access:**

Mark Hall, of SOA/DNR stated “The main issue ADOT has is the long term plan to remove as many driveways from directly accessing the Parks Highway (**Exhibit D**). The long term plan for the future of the Parks Highway is the use of Frontage or Backage roads where ever possible. ADOT appreciated that our proposed subdivision included a Public Access Easement that goes around the existing hill which hampers the use of the section line easement.” “The easement that will be platted will be constructible, we are proposing this easement because the Section Line Easement is NOT constructible at the boundary of Lots 1 & 2 (a large hill).” Road plans are provided to give evidence of the constructability of the internal roads (**Exhibit E**). “The easement as shown in Lot 1 puts the public and the owner of Lot 1 that sometime in the future a road will be constructed to connect E. Whispering Birch Cir. to the Rustic Wilderness Subdivision to the north (**Exhibit F**). All this is future planning so that ADOT does not have to acquire a ROW through Lot 1 in order to build a “Backage” road for their future plan to remove as many driveways connecting to the S. Parks Highway.”

The two requirements DOT&PF requested:

- 1) A note added to the plat stating that the access road (to be named) is temporary, and that when the interior road (to be named) is constructed and attached to alternate access (E. Whispering Birch Circle) the Direct Access will be revoked.
- 2) Additionally ADOT have requested an easement from our interior road to Gov’t Lot 6. Either the 40’ easement as shown on the attached drawing or alternately from the ¼ corner to the northwest corner of Gov’t Lot 6.

Currently, Lot 1, 2, & 3 will have direct access to the S. Parks Highway through a platted public use easement shown on the plat. This is the legal and physical access required by MSB 43.20.120 and 43.20.140, *Legal Access* and *Physical Access*. Plat note #6 was worked out with ADOT&PF and reads “For Lots 1, 2, and 3 direct access to the Parks Highway is limited to the common access point as shown, and is subject to DOT/PF driveway permitting as such time there is a change in land use, trip generation, or change in highway design which requires use of internal easements, internal road easement are reserved for future development as determined by DOT/PF and the MSB under future agency projects or as needed to serve significant land use development requiring new access under 17 AAC 10.020. Direct access will be permitted until

such time as agency projects or traffic impact analysis requires alternative access. Direct access to the S. Parks Highway will be revoked upon construction and acceptance for maintenance of the interior roads with connection to alternate access.” The intent is: ADOT can only revoke the access permit when Lots 1–3 have constructed and maintained access. The common access is shown at **Exhibit G**.

Plat note #8 restricts Lot 4’s access to E. Whispering Birch Circle only. This complies with the Subdivision Construction Manual A15.1 which states, “Driveways to corner lots shall gain access from the street of lower classification when a corner lot is bounded by streets of two-different classification.” Staff notes E. Whispering Birch Circle in this area is constructed and maintained by the borough.

Note that the internal road system also provides public access to tax parcel C3 adjoining the northeast corner of the subdivision.

Jessica Smith, Transportation Planner for MSB stated, “There is a Wasilla Bypass Study nominated in the top 10 transportation projects in the 2017-2022 Capital Improvement Projects (CIP). It was nominated by the Willow Area Civic Organization, and is included in the Willow Area Community Plan (<http://www.matsugov.us/plans/willow-comprehensive-plan> ), page 44” (**Exhibit H**).

So, although there is not a project in place (or currently funded), it has been identified. From the CIP:

“The goal of the Highway Bypass Study is to identify at least 2 routes south to/from north which upon which a bypass highway around the community of Willow could be built in the future using public lands and to avoid the risk of a sole option of the Parks Highway expansion to 1000 feet through the middle of the community. Trails are encouraged to get from place to place in the downtown core which would no longer be possible with a four lane road, median, and frontage roads.”

Staff notes the Long Range Transportation Plan Section 4.4 states a need for rural improvements including Collector-level road corridor between Willow and Talkeetna east of the Alaska Railroad for resource development and secondary/emergency access (**Exhibit I**). The state is providing this right-of-way in concert with the Borough’s Long Range Transportation Plan.

Staff notes the state is dedicating that portion of the S. Parks Hwy within this subdivision. They will also be dedicating a 100’ wide non-development buffer along the Parks Hwy, which staff notes is also a recommendation of the Willow Area Community Comprehensive Plan to maintain the area’s scenic, recreational, and residential qualities..

**Comments:**

MSB Current Planner had no comment (**Exhibit J**). Land & Resource management stated no borough land is affected and they have no objection to the subdivision (**Exhibit K**). DPW Engineer had no comment (**Exhibit L**).

MEA requests the 15' utility easement adjacent to the Section Line Easement on the north and south side of Grizzly Way (**Exhibit M**). MTA has no objections or comments (**Exhibit N**). Enstar has no comments, recommendations, or objections (**Exhibit O**). GCI approved the plat as shown (**Exhibit P**).

State of Alaska, DOT&PF approves the plat, and have no comment other than to say thank you to the petitioner for working with them (**Exhibit Q**).

**CONCLUSION for PRELIMINARY PLAT:**

The proposed plat for Prairie Home ASLS 2016-05, located within Section 31, Township 21 North, Range 4 West, Seward Meridian, Alaska is consistent with AS 29.40.070 *Platting Regulations* and MSB 43.15.016, *Preliminary Plat Submittal and Approval*.

This plat will create 4 lots and dedicate that portion of the S. Parks Hwy within the property, a 100' wide non-development buffer, and internal road system for future use. The internal road will also provide future access to adjoining parcels. All lots have the required road frontage on a borough or state maintained road. There are plat notes indicating direct access to the S. Parks Hwy may be eliminated at some time in future, but not until Lots 1-3 have constructed and maintained access. There is no road construction required. There were no objections from Borough Departments, outside agencies, or the public.

**RECOMMENDATIONS for PRELIMINARY PLAT:**

***Suggested motion: "I move to approve the preliminary plat for Prairie Home ASLS 2016-05, located within Section 31, Township 21 North, Range 4 West, Seward Meridian, Alaska contingent on staff's recommendations and findings:"***

1. Place 15' utility easement adjoining the north and south sections of Grizzly Way adjoining the section line easements as requested by MEA, or obtain MEA's signoff on the final plat.
2. Submit final plat in full compliance with Title 43.
3. Submit an affidavit from holders of beneficial interest, if any, to be recorded with the plat per MSB 43.15.053(A).
4. Resolve road names with Platting Assistant.
5. Graphically depict all easements of record on the final plat; if unplottable, list in the notes, per MSB 43.15.051(P).
6. All new public rights-of-way must be a minimum of 60' wide per MSB 43.20.060(C).
7. Provide updated Certificate to Plat executed within 90 days prior to recording.
8. Submit final plat in full compliance with Title 43.

## **FINDINGS:**

1. The plat of Prairie Home, ASLS 2016-05, located within Section 31, Township 21 North, Range 4 West, Seward Meridian, Alaska is consistent with AS 29.40.070 *Platting Regulations*; and MSB 43.15.016, *Preliminary Plat Submittal and Approval*.
2. There are no agency, public, or MSB department objections.
3. Dedications of 60' internal roads along a constructible route provide for future internal access for Lots 1, 2, & 3 in the event there is a change in land use, trip generation, or change in highway design which requires use of internal easements. The intent is for direct access to the S. Parks Hwy from Lots 1, 2, & 3 to remain until alternate constructed and maintained access exists.
4. All lots have Legal and Physical access per MSB 43.20.120 & 43.20.140; no road construction is planned for this subdivision.
5. The internal road system is designed with a horizontal and vertical geometry to meet residential subcollector standards.
6. The State is dedicating that portion of the S. Parks Hwy within this property and a 100' wide non-development buffer.
7. Plat note #8 restricts Lot 4's access to E. Whispering Birch Circle only. This complies with the Subdivision Construction Manual A15.1 which states, "Driveways to corner lots shall gain access from the street of lower classification when a corner lot is bounded by streets of two-different classification."
8. The internal road will also provide legal public access to adjoining parcels.
9. No soils/useable area verification is required as the lot sizes exceed 400,000 sq ft and the state provided topographic evidence for the entire subdivision pursuant to MSB 43.20.281(A)(1)(i)(i).
10. All lots have the required road frontage per MSB 43.20.300 and &43.20.320.
11. Lots meet the Lot and Block Design standards of MSB 43.20.300.
12. All lots will be provided access to utility easements.

# VICINITY MAP

FOR PROPOSED PRAIRIE HOME  
LOCATED WITHIN  
SECTION 31, T21N, R04W  
SEWARD MERIDIAN, ALASKA

CASWELL 15 MAP

E

B13

B14

D1

C3

79

## SUBJECT PROPERTY

50' SECTION LINE ESMT

LOT 1

LOT 2

60' Public  
Access Easements  
Dedicated This Plat.

LOT 3

LOT 4

S PARKS HWY

100' Non-Development Buffer

300' Right-of-Way  
Dedicated This Plat

BIRCH GROVE  
(7060)

36

31

A4

2

E WHISPERING BIRCH CIR

16

B5

4

D1L

10

11

13

1

1

WHISPERING BIRCH  
AT KASHWITNA

S BETULA CIR

(5395)

2

2

3

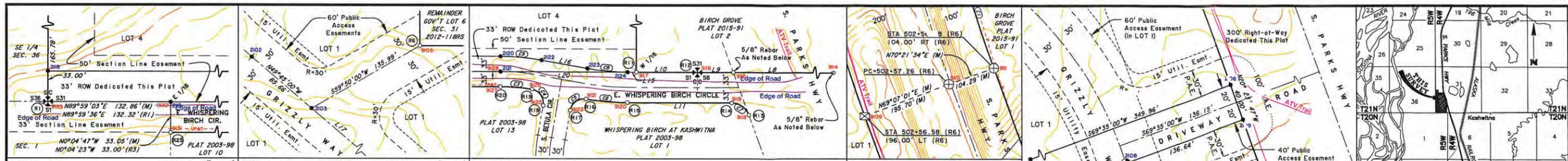
3

4

4

S PARKS HWY

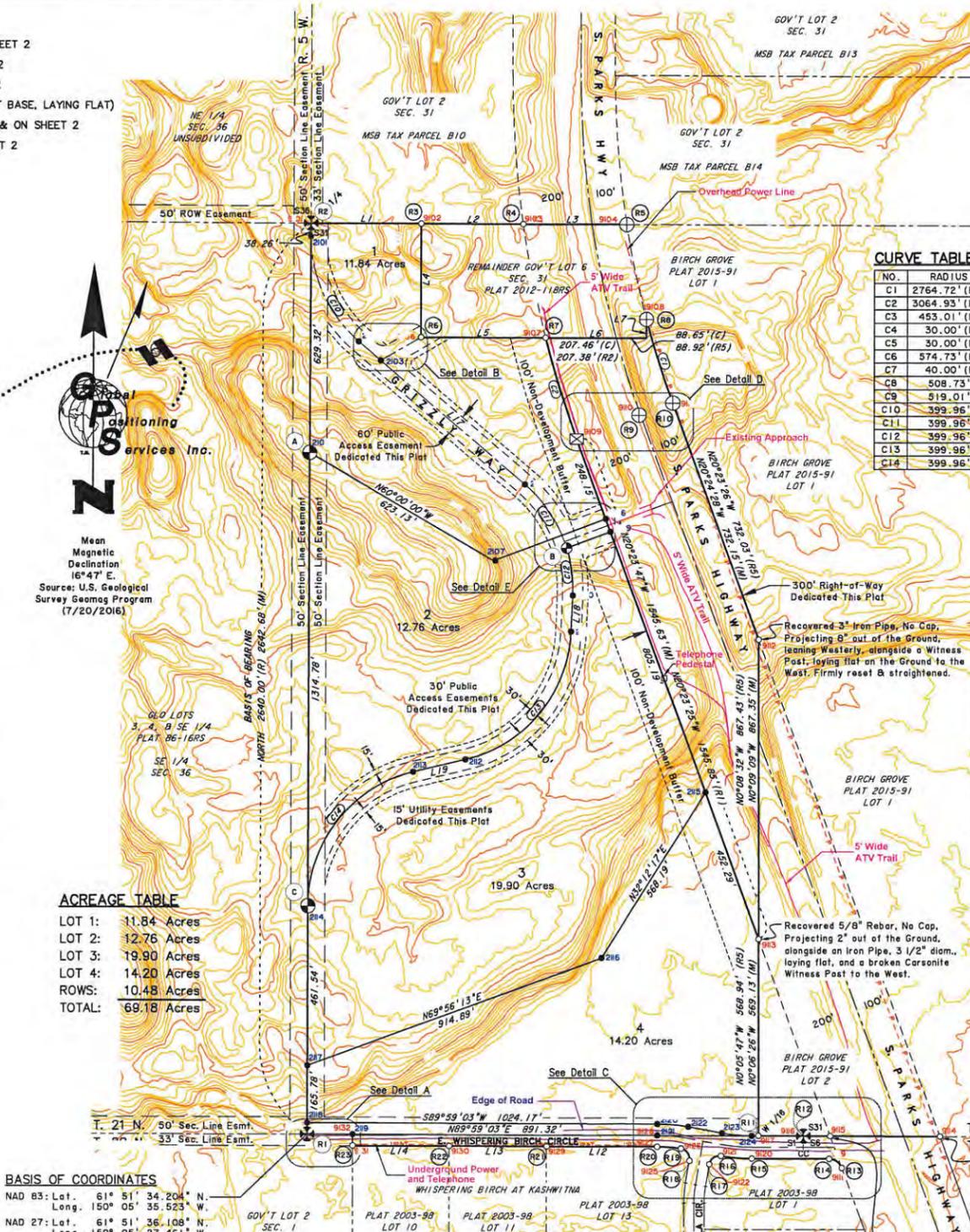
EXHIBIT A



DETAIL A SCALE: 1"=50' DETAIL B SCALE: 1"=50' DETAIL C SCALE: 1"=50' DETAIL D SCALE: 1"=100' DETAIL E SCALE: 1"=50'

- LEGEND:**
- BLM PRIMARY MONUMENT RECOVERED THIS SURVEY AS NOTED ON SHEET 2
  - PRIMARY MONUMENT RECOVERED THIS SURVEY AS NOTED ON SHEET 2
  - PRIMARY MONUMENT TO BE SET THIS SURVEY AS NOTED ON SHEET 2
  - DOT MONUMENT RECOVERED (6" X 6" CONCRETE BOLLARD, BROKEN AT BASE, LAYING FLAT)
  - SECONDARY MONUMENT TO BE SET THIS SURVEY AS NOTED HEREON & ON SHEET 2
  - SECONDARY MONUMENT TO BE SET THIS SURVEY AS NOTED ON SHEET 2
  - SURVEYED
  - UNSURVEYED
  - MONUMENT IDENTIFIER
  - RECORD PER BLM PLAT ACCEPTED JUNE 16, 1917
  - RECORD PER PLAT 95-75 PRD
  - RECORD PER PLAT 2000-93 (ASLS 97-72) PRD
  - RECORD PER PLAT 2003-98 PRD
  - RECORD PER PLAT 2012-118 RS PRD
  - RECORD PER PLAT 2015-91 PRD
  - RECORD PER PLAT 2009-1 (AKDOT MGE-0527(14)) PRD
  - CALCULATED
  - MEASURED

- NOTES**
1. THIS SURVEY WAS ACCOMPLISHED IN ACCORDANCE WITH AS 38.04.045, GSC 813 AND SSI 2016-05.
  2. ALL BEARINGS SHOWN ARE TRUE BEARINGS AS ORIENTED TO THE BASIS OF BEARING AND DISTANCES SHOWN ARE REDUCED TO HORIZONTAL FIELD DISTANCES.
  3. THE ERROR OF CLOSURE OF THIS SURVEY DOES NOT EXCEED 1:5000, AND/OR CORNER POSITIONS HAVE A RELATIVE POSITIONAL ACCURACY AT THE 95 PERCENT CONFIDENCE LEVEL OF 0.13 FEET PLUS 100 PPM.
  4. THE BASIS OF COORDINATES IS THE 1985 RECORD COORDINATES OF THE BUREAU OF LAND MANAGEMENT CADASTRAL SURVEY CORNER COMMON TO SECTION 36, T. 21 N., R. 5 W., S.M., AND SECTION 31, T. 21 N., R. 4 W., S.M., PER THE SURVEY OF T. 21 N., R. 4 W., S.M., ACCEPTED 5/20/1965. THIS MONUMENT IS DESIGNATED R1 OF THIS SURVEY. THESE NAD 27 COORDINATES WERE CONVERTED TO NAD 83 USING THE NGS/NOAA NADCON PROGRAM VERSION 2.11.
  5. ALL PARCELS OF LAND OWNED BY THE STATE OF ALASKA, LOCATED WITHIN 50.00 FEET OF, OR BISECTED BY A SURVEYED OR PROTRACTED SECTION LINE, ARE SUBJECT TO A 50 FOOT (50') EASEMENT, ON EACH SIDE OF THE SECTION LINE, WHICH IS RESERVED TO THE STATE OF ALASKA FOR PUBLIC HIGHWAYS UNDER A.S.19.10.010.
  6. FOR LOTS 1, 2, AND 3 DIRECT ACCESS TO THE PARKS HIGHWAY IS LIMITED TO THE COMMON ACCESS POINT AS SHOWN, AND IS SUBJECT TO DOT/PF DRIVEWAY PERMITTING AT SUCH TIME THERE IS A CHANGE IN LAND USE, TRIP GENERATION, OR CHANGE IN HIGHWAY DESIGN WHICH REQUIRES USE OF INTERNAL EASEMENTS. INTERNAL ROAD EASEMENTS ARE RESERVED FOR FUTURE DEVELOPMENT AS DETERMINED BY DOT/PF AND THE MSB UNDER FUTURE AGENCY PROJECTS OR AS NEEDED TO SERVE SIGNIFICANT LAND USE DEVELOPMENT REQUIRING NEW ACCESS UNDER 17 AAC 10.020. DIRECT ACCESS WILL BE PERMITTED UNTIL SUCH TIME AS AGENCY PROJECTS OR TRAFFIC IMPACT ANALYSIS REQUIRES ALTERNATIVE ACCESS. DIRECT ACCESS TO THE S. PARKS HIGHWAY WILL BE REVOKED UPON CONSTRUCTION AND ACCEPTANCE FOR MAINTENANCE OF THE INTERIOR ROADS WITH CONNECTION TO ALTERNATE ACCESS.
  7. ALL DEVELOPMENT WORK WITHIN THE S. PARKS HIGHWAY RIGHT-OF-WAY REQUIRES A PERMIT FROM THE DOT/PF. ALL DEVELOPMENT WORK WITHIN OTHER RIGHT-OF-WAYS OR PUBLIC ACCESS EASEMENTS REQUIRES A PERMIT FROM THE MSB.
  8. FOR LOT 4, ACCESS IS FROM E. WHISPERING BIRCH CIRCLE; THERE IS NO DIRECT ACCESS FROM THE PARKS HIGHWAY.
  9. THERE IS A 100-FOOT WIDE NON-DEVELOPMENT BUFFER CONTIGUOUS WITH THE 300' S. PARKS HIGHWAY RIGHT-OF-WAY.
  10. EASEMENT SIDELINES ARE EXTENDED OR SHORTENED TO MEET AT ANGLE POINTS AND TERMINATE AT BOUNDARIES WITH NON-STATE LANDS.
  11. THERE MAY BE FEDERAL, STATE AND LOCAL REQUIREMENTS GOVERNING LAND USE. THE INDIVIDUAL PARCEL OWNER SHALL OBTAIN A DETERMINATION WHETHER THESE REQUIREMENTS APPLY TO THE DEVELOPMENT OF PARCELS SHOWN ON THE PLAT TO BE RECORDED.
  12. NO INDIVIDUAL WATER SUPPLY SYSTEM OR SEWAGE DISPOSAL SYSTEM SHALL BE PERMITTED ON ANY LOT UNLESS THE SYSTEM IS LOCATED, CONSTRUCTED, AND EQUIPPED IN ACCORDANCE WITH THE REQUIREMENTS, STANDARDS, AND RECOMMENDATIONS OF THE ALASKA STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION.



**ACREAGE TABLE**

LOT 1:	11.84 Acres
LOT 2:	12.76 Acres
LOT 3:	19.90 Acres
LOT 4:	14.20 Acres
ROWS:	10.48 Acres
TOTAL:	69.18 Acres

**BASIS OF COORDINATES**

NAD 83: Lot. 61° 51' 34.204" N.  
Long. 150° 05' 35.523" W.

NAD 27: Lot. 61° 51' 36.108" N.  
Long. 150° 05' 27.461" W.

See Note # 4

**CURVE TABLE**

NO.	RADIUS	ARC	CHORD BEARING & DISTANCE	TANGENT	DELTA ANGLE
C1	2764.72' (R5)	256.76°	S. 17°46'39" E. 256.70'	127.98'	5°18'01"
C2	3064.93' (R4)	308.06°	S. 17°34'21" E. 307.97'	154.18'	5°45'32"
C3	453.01' (R3)	69.31°	N. 85°41'13" W. 69.25'	34.73'	8°46'00"
C4	30.00' (R3)	47.25°	N. 34°51'48" W. 42.52'	30.13'	90°13'57"
C5	30.00' (R3)	46.60°	S. 54°29'08" W. 42.06'	29.48'	89°00'01"
C6	574.73' (R3)	31.22°	S. 85°02'14" E. 91.13'	45.71'	9°05'37"
C7	40.00' (R3)	48.54°	N. 55°09'11" W. 45.62'	27.77'	69°31'45"
C8	508.73'	88.41°	S. 85°02'14" E. 88.31'	44.32'	9°57'25"
C9	519.01'	90.19°	N. 85°02'14" W. 90.09'	45.22'	9°57'25"
C10	399.96'	347.29°	S. 24°52'30" E. 336.52'	185.46'	49°45'00"
C11	399.96'	224.77°	N. 33°39'01" W. 221.85'	115.45'	32°11'58"
C12	399.96'	139.50°	N. 7°33'31" W. 138.81'	70.47'	19°59'02"
C13	399.96'	517.96°	N. 39°32'00" E. 482.57'	302.52'	74°11'59"
C14	399.96'	534.95°	S. 38°19'00" W. 496.01'	316.09'	76°38'00"

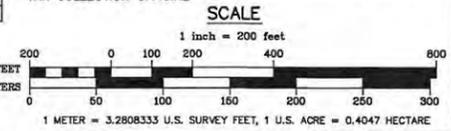
**LINE TABLE**

NO.	MEASURED DATA	RECORD DATA
L1	N. 89°56'31" W. 323.50'	N. 89°56'54" W. 323.50' (R2)
L2	N. 89°58'42" W. 297.48'	N. 89°56'54" W. 297.47' (R4)
L3	N. 89°59'29" W. 303.74'	N. 89°56'54" W. 292.44' (R4)
L4	N. 0°10'32" W. 330.24'	N. 0°08'19" W. 330.31' (R2)
L5	N. 89°57'10" W. 363.66'	N. 89°57'22" W. 363.74' (R4) (C)
L6	N. 89°57'10" W. 296.11' (C)	N. 89°57'22" W. 296.30' (R2) (C)
L7	S. 0°08'29" E. 54.99' (C)	S. 0°08'41" E. 54.61' (R5)
L8	N. 89°59'47" W. 319.94'	N. 89°59'48" E. 320.04' (R5)
L9	N. 89°59'11" E. 78.40'	N. 89°57'42" E. 78.25' (R5)
L10	N. 89°53'03" E. 132.34'	N. 89°57'22" E. 132.45' (R5)
L11	N. 89°56'50" E. 226.70'	N. 89°57'25" E. 226.66' (R3)
L12	N. 89°58'47" W. 323.90'	N. 89°59'19" E. 323.99' (R3)
L13	N. 89°59'19" E. 283.64'	N. 89°59'19" E. 283.66' (R3)
L14	N. 89°55'44" E. 283.74'	N. 89°59'19" E. 283.62' (R3)
L15	N. 89°56'31" E. 19.17'	-
L16	N. 89°58'42" W. 297.48'	-
L17	N. 89°59'29" W. 303.74'	-
L18	S. 0°10'32" W. 330.24'	-
L19	S. 89°57'10" W. 363.66'	-
L20	S. 89°59'03" W. 277.53'	-

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT I AM PROPERLY REGISTERED AND LICENSED TO PRACTICE LAND SURVEYING IN THE STATE OF ALASKA, THAT THIS PLAT REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, THAT THE MONUMENTS SHOWN HEREON ACTUALLY EXIST AS DESCRIBED, AND THAT ALL DIMENSIONS AND OTHER DETAILS ARE CORRECT.

DATE: JON C. GUFFEY  
REGISTERED LAND SURVEYOR NO. LS-14463



**CERTIFICATE OF OWNERSHIP AND DEDICATION**

I, THE UNDERSIGNED, HEREBY CERTIFY THAT I AM THE DIRECTOR, DIVISION OF MINING, LAND AND WATER AND THAT THE STATE OF ALASKA IS THE OWNER OF ASLS 2016-05, AS SHOWN HEREON. I HEREBY APPROVE THIS SURVEY AND PLAT FOR THE STATE OF ALASKA, AND DEDICATE FOR PUBLIC OR PRIVATE USE AS NOTED, ALL EASEMENTS, PUBLIC UTILITY AREAS, AND RIGHTS-OF-WAY AS SHOWN AND DESCRIBED HEREON.

DATE: BRENT W. GOODRUM, DIRECTOR  
DIVISION OF MINING, LAND AND WATER  
550 W. 7TH AVE., SUITE 1070  
ANCHORAGE, AK 99501-3578

**NOTARY'S ACKNOWLEDGEMENT**

SUBSCRIBED AND SWORN TO BEFORE ME THIS DAY OF \_\_\_\_\_, 20\_\_\_\_.

FOR: \_\_\_\_\_

NOTARY PUBLIC FOR ALASKA  
MY COMMISSION EXPIRES \_\_\_\_\_

**PLANNING AND LAND USE DIRECTOR'S CERTIFICATE**

I CERTIFY THAT THIS SUBDIVISION PLAN HAS BEEN FOUND TO COMPLY WITH THE LAND SUBDIVISION REGULATIONS OF THE MATANUSKA-SUSITNA BOROUGH AND THAT THE PLAT HAS BEEN APPROVED BY THE PLATTING AUTHORITY BY PLAT RESOLUTION NUMBER \_\_\_\_\_ DATED \_\_\_\_\_, 20\_\_\_\_.

THAT THIS PLAT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE RECORDER IN THE PALMER AND TALKEETNA RECORDING DISTRICTS IN WHICH THE PLAT IS LOCATED.

\_\_\_\_\_, 20\_\_\_\_

PLANNING AND LAND USE DIRECTOR  
ATTEST: \_\_\_\_\_  
PLATTING CLERK

**CERTIFICATION OF PAYMENT OF TAXES**

I HEREBY CERTIFY THAT ALL CURRENT TAXES AND SPECIAL ASSESSMENTS THROUGH \_\_\_\_\_, 20\_\_\_\_, AGAINST THE PROPERTY, INCLUDED IN THE SUBDIVISION OR RESUBDIVISION HEREON HAVE BEEN PAID.

TAX COLLECTION OFFICIAL \_\_\_\_\_, 20\_\_\_\_

DATE OF SURVEY: June 28, 2016  
Beginning: June 28, 2016  
Ending: Some Month 1, 2016

STATE OF ALASKA  
DEPARTMENT OF NATURAL RESOURCES  
DIVISION OF MINING, LAND & WATER  
ANCHORAGE, ALASKA

**ALASKA STATE LAND SURVEY NO. 2016-05**

**PRAIRIE HOME SUBDIVISION AND REPLAT**  
OF  
GOV'T LOT 4, SECTION 31,  
TOWNSHIP 21 NORTH, RANGE 4 WEST, SEWARD MERIDIAN  
AND  
LOT 2, ALASKA STATE LAND SURVEY NO. 97-72  
CREATING LOTS 1-4  
CONTAINING 69.18 ACRES, MORE OR LESS  
LOCATED WITHIN  
SECTION 31, TOWNSHIP 21 NORTH, RANGE 4 WEST,  
SEWARD MERIDIAN, ALASKA  
PALMER RECORDING DISTRICT

DRAWN BY: LAL APPROVAL RECOMMENDED  
DATE: AUG 2016 STATEWIDE PLATTING SUPERVISOR DATE  
SCALE: 1"= 200'



LOCATED IN  
 THE W1/2SW1/4 OF SECTION 31  
 T. 21 N., R. 4 W., S.M. AK

**PROPOSED  
 PRAIRIE HOME SUBDIVISION**

DEPARTMENT OF NATURAL RESOURCES  
 DIVISION OF MINING, LANDS &  
 WATER  
 550 W. 7TH AVE., SUITE 650  
 ANCHORAGE, AK 99501

SCALE: 1" = 200'  
 DRAWN BY: M.J.H.  
 DATE: 3/8/16  
 SHEET 1 OF 1

**EXHIBIT C**

## Peggy Horton

---

**From:** Hall, Mark J (DNR) <mark.hall@alaska.gov>  
**Sent:** Wednesday, April 06, 2016 8:50 AM  
**To:** Peggy Horton  
**Cc:** Baker, Clifford E (DNR); Nichols, Melanie A (DOT)  
**Subject:** RE: MSB PA 20100065 - Prairie Home Subdivision  
**Attachments:** Prairie Home Easements Intersection.pdf

Peggy,

With the MSB Approval and Acceptance of this subdivision the Public Access Easements will exist. The easements belong to the public, and are managed by the MSB.

Nothing compels one owner to construct anything including roads across other lots.

If an owner wants to construct in another location within their lot they can. However the P.A.E. would still exist and they would have to go through the MSB Vacation process to remove the easement.

The removal of the direct access to the S. Parks Highway would only happen when a road is **constructed and accepted for maintenance** from another existing maintained road to the intersection of Grizzly Way and Driveway Road. The intent is: **ADOT** can only Revoke the access permit when Lots 1 – 3 have Constructed and Maintained access.

If the MSB allows a Lot owner to subdivide with only a pioneer road for access to the new lots it does NOT meet the requirement for revoking the access.

The easement that will be platted will be constructible, we are proposing this easement because the Section, Line Easement is NOT constructible at the boundary of lots 1 & 2 (a large hill). The easement as shown in Lot 1 puts the public and the owner of Lot 1 that sometime in the future a road will be constructed to connect E. Whispering Birch Cir. to the Rustic Wilderness Subdivision to the north. All this is is future planning so that ADOT does not have to acquire a ROW through Lot 1 in order to build a "Backage" road for their future plan to remove as many driveways connecting to the S. Parks Highway.

Mark J. Hall, PLS  
Land Surveyor II  
Survey Section, DML&W, DNR  
Suite 650, Atwood Bldg  
907-269-5264

---

**From:** Peggy Horton [mailto:Peggy.Horton@matsugov.us]  
**Sent:** Thursday, March 31, 2016 3:42 PM  
**To:** Hall, Mark J (DNR)  
**Cc:** Baker, Clifford E (DNR); Burton, Peter A (DNR); Nichols, Melanie A (DOT)  
**Subject:** RE: MSB PA 20100065 - Prairie Home Subdivision

Mark,

The 40' easement to Gov't Lot 6 will need to be 60' wide.

We don't have a problem with the plat note about the temporary access, except, is it feasible? Since you will be selling the lots to separate owners, what will compel Lot 1's owner to build across Lot 2 & 3? What if Lot 2 constructed the road, but not up to Lot 1. Does Lot 1's access to the Parks Hwy go away? What if they didn't want to construct the road

in the location where you've platted it? What if Lot 1 wants to subdivide, will they not be allowed to use the direct Park's Hwy access for their subdivision?

I think all that needs to be thought out.

The interior road from Whispering Birch to the northern boundary of Lot 1 can have one name.

The alternate access to Gov't Lot 6 would be a different name.

The direct access onto the Parks Hwy would not need a name, I don't think.

We have so many roads named "Birch something", could you be a little more inventive?

You'll need to speak with Jessica Smith, the Transportation Planner with the Planning Division concerning borough transportation plans. I've forwarded this message to her for her to respond to that question.

Peggy

---

**From:** Hall, Mark J (DNR) [<mailto:mark.hall@alaska.gov>]  
**Sent:** Thursday, March 31, 2016 2:28 PM  
**To:** Peggy Horton  
**Cc:** Baker, Clifford E (DNR); Burton, Peter A (DNR); Nichols, Melanie A (DOT)  
**Subject:** RE: MSB PA 20100065 - Prairie Home Subdivision

Peggy,

Cliff Baker and I meet with ADOT&PF yesterday. We have come up with what we hope is acceptable. ADOT will be providing their written comments.

The main issue ADOT has is the long term plan to remove as many driveways from directly accessing the Parks Highway. The long term plan for the future of the Parks Highway is the use of Frontage or Backage roads where ever possible. ADOT appreciated that our proposed subdivision included a Public Access Easement that goes around the existing hill which hampers the use of the section line easement.

The two requirements that they will be requesting are:

- 1) A note added to the plat stating that the access road (to be named) is temporary, and that when the interior road (to be named) is constructed and attached to alternate access (E. Whispering Birch Circle) the Direct Access will be revoked.
- 2) Additionally ADOT have requested an easement from our interior road to Gov't Lot 6. Either the 40' easement as shown on the attached drawing or alternately from the ¼ corner to the northwest corner of Gov't Lot 6.

Do these two request raise any RED flags for the MSB?

Can the interior road have the same name as the road within the section line easement? Does the Access easement for Gov't Lot 6 also need a road name?

I believe that the long term plan is to eventually connect the "Backage" roads to the road network to the north in Rustic Wilderness Subdivision or Denali View Estates. Does the MSB Planning have a long term plan for roads? Should the main road be a continuation of the a road from the north?

The road that is off set from the township line in Rustic Wilderness Subdivision is S. Grizzly Way. The road along the township line in Denali View Estates is S. Denali Vista Dr.

Finally is the road name Birch Nut an acceptable name?

Mark J. Hall, PLS  
Land Surveyor II  
Survey Section, DML&W, DNR  
Suite 650, Atwood Bldg  
907-269-5264

---

**From:** Peggy Horton [<mailto:Peggy.Horton@matsugov.us>]  
**Sent:** Tuesday, March 15, 2016 10:58 AM  
**To:** Hall, Mark J (DNR)  
**Subject:** RE: MSB PA 20100065 - Prairie Home Subdivision

Okay, see you then.

Peggy

---

**From:** Hall, Mark J (DNR) [<mailto:mark.hall@alaska.gov>]  
**Sent:** Tuesday, March 15, 2016 8:50 AM  
**To:** Peggy Horton  
**Subject:** RE: MSB PA 20100065 - Prairie Home Subdivision

Peggy,

I would like to talk about a couple of options, so I think in this case the actual meeting would be very valuable. I will see you at 11:00 am on the 29<sup>th</sup>.

Thank You.

Mark J. Hall, PLS  
Land Surveyor II  
Survey Section, DML&W, DNR  
Suite 650, Atwood Bldg  
907-269-5264

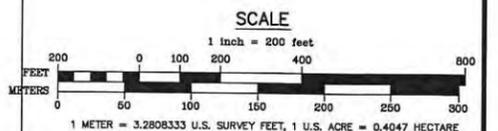
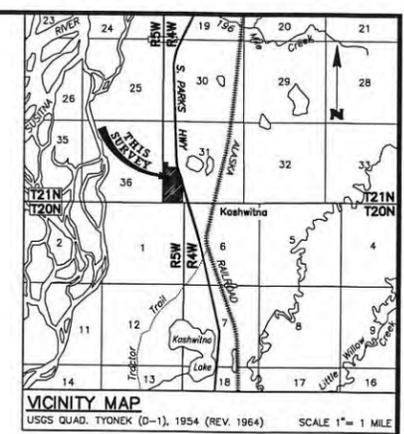
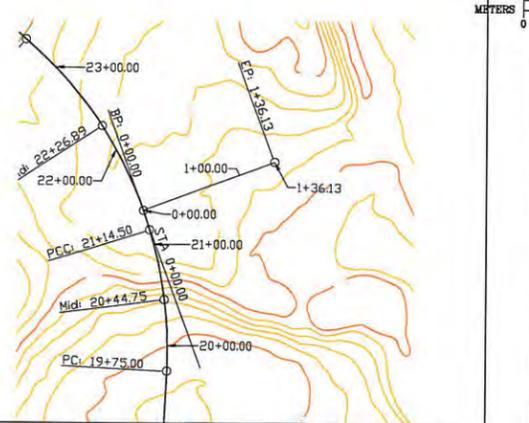
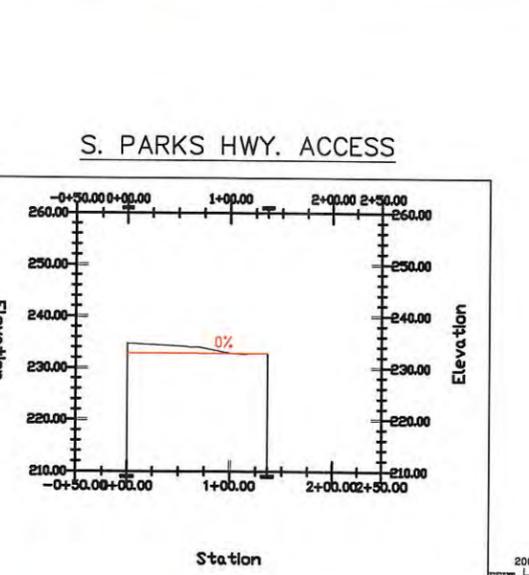
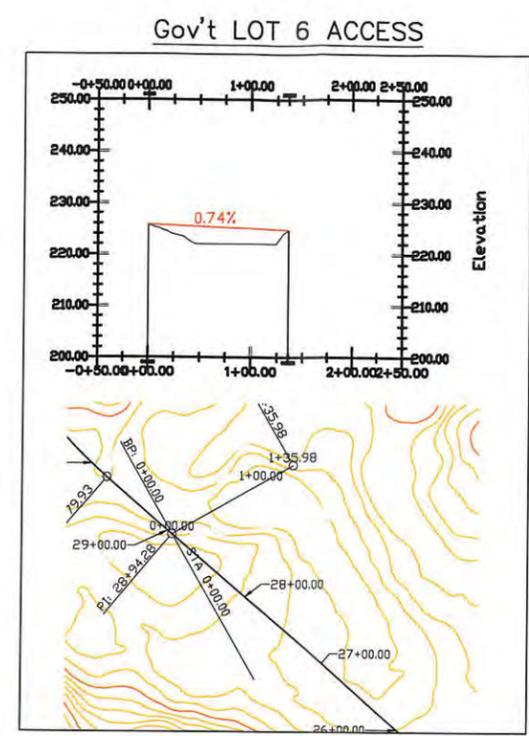
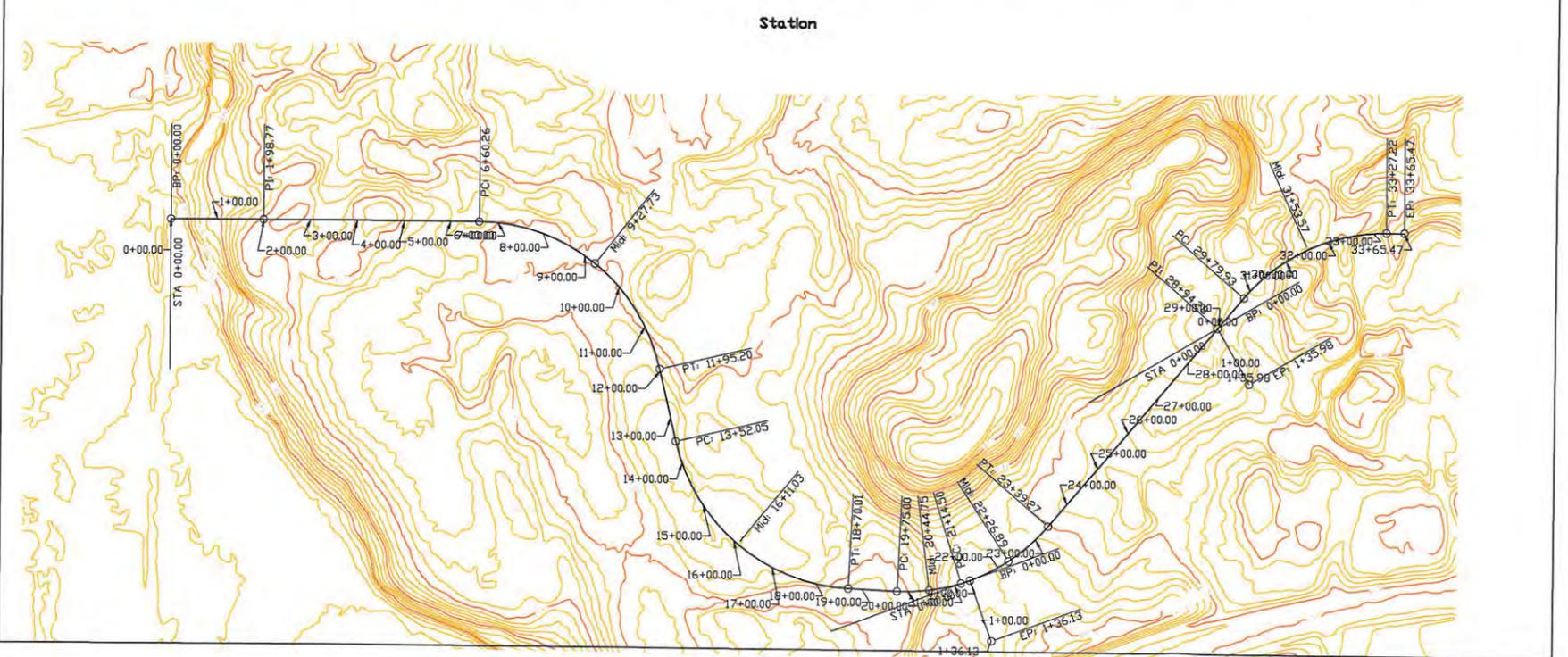
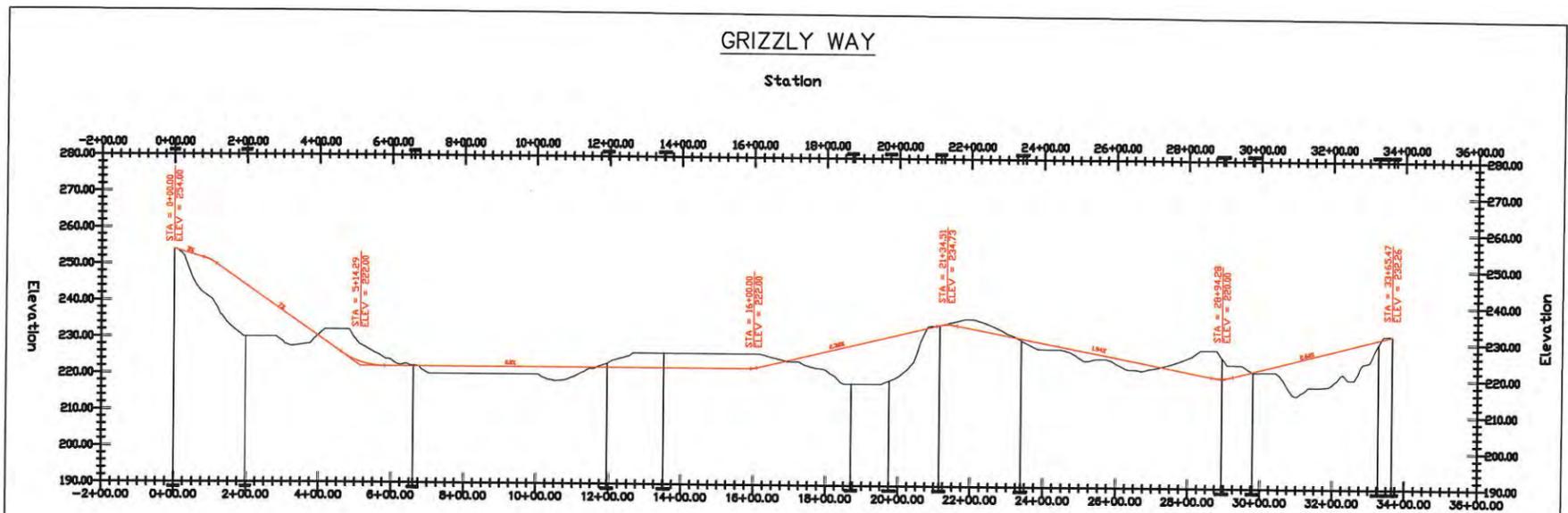
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**From:** Peggy Horton [<mailto:Peggy.Horton@matsugov.us>]  
**Sent:** Monday, March 14, 2016 1:32 PM  
**To:** Hall, Mark J (DNR)  
**Cc:** Baker, Clifford E (DNR); Gervelis, Gwen M (DNR); Young, Kathryn R (DNR); Burton, Peter A (DNR)  
**Subject:** RE: MSB PA 20100065 - Prairie Home Subdivision

Mark, I just got back from vacation today and have scheduled this pre-app for 3/29/2016 at 11 AM. Does that work for you? If you'd like, I could email you the pre-app notes instead of you having to make a trip out here. You would still be responsible for the \$50.00 pre-app fee though ;-)

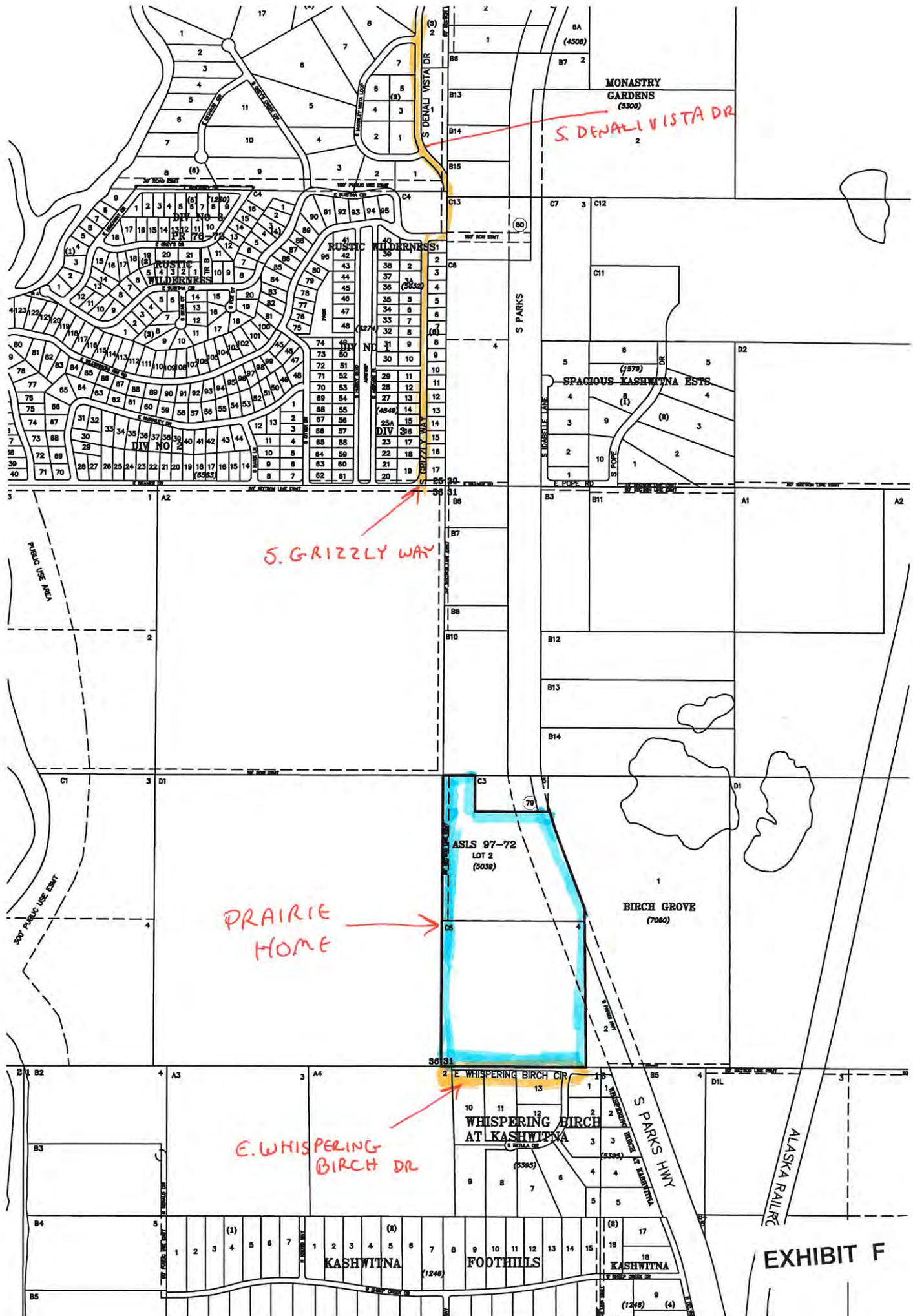
Peggy Horton  
Platting Technician  
Matanuska-Susitna Borough

**EXHIBIT D - 3**



DATE OF SURVEY Beginning: June 28, 2016 Ending: Some Month 1, 2016	Jon C. Guffey, RLS Global Positioning Services, Inc. 2603 Blueberry Rd. Anchorage, Alaska 99503
STATE OF ALASKA DEPARTMENT OF NATURAL RESOURCES DIVISION OF MINING, LAND & WATER ANCHORAGE, ALASKA	
<b>ALASKA STATE LAND SURVEY NO. 2016-05</b>	
PRAIRIE HOME SUBDIVISION AND REPLAT OF GOV'T LOT 4, SECTION 31, TOWNSHIP 21 NORTH, RANGE 4 WEST, SEWARD MERIDIAN AND LOT 2, ALASKA STATE LAND SURVEY NO. 97-72 CREATING LOTS 1-4 CONTAINING 69.18 ACRES, MORE OR LESS LOCATED WITHIN SECTION 31, TOWNSHIP 21 NORTH, RANGE 4 WEST, SEWARD MERIDIAN, ALASKA PALMER RECORDING DISTRICT	
DRAWN BY: LAL	APPROVAL RECOMMENDED
DATE: AUG 2016	STATEWIDE PLATING SUPERVISOR DATE
SCALE: 1" =	CHECKED: DNR FILE NO.

**PRELIMINARY SUBMITTAL 8/25/2016**



S. DENALI VISTA DR

S. GRIZZLY WAY

PRAIRIE HOME

E. WHISPERING BIRCH DR

MONASTRY GARDENS (5300)

SPACIOUS KASHWITNA ESTS

ASLS 97-72 LOT 2 (5038)

BIRCH GROVE (7060)

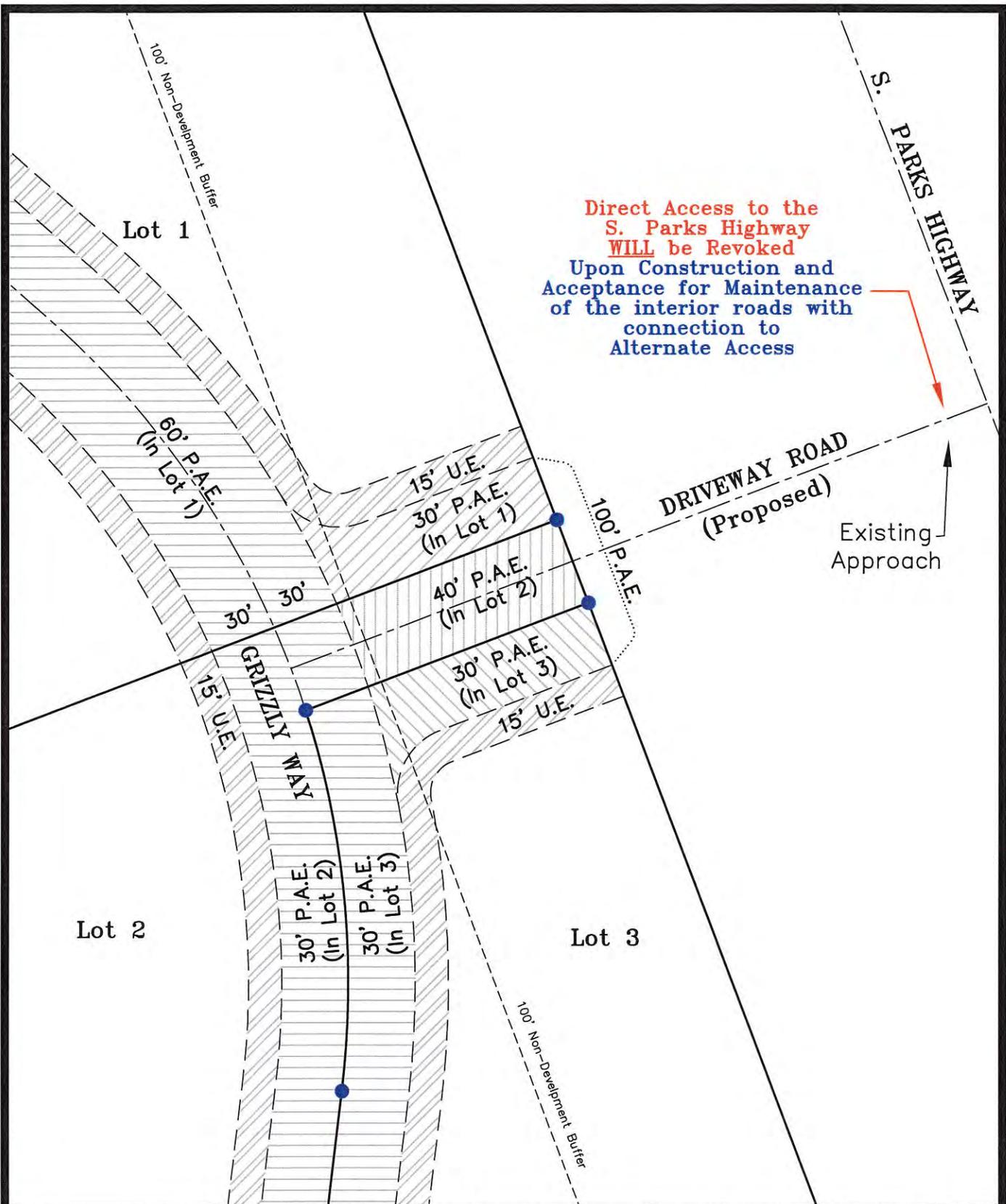
WHISPERING BIRCH AT KASHWITNA

KASHWITNA

FOOTHILLS

KASHWITNA

EXHIBIT F



**PROPOSED  
ACCESS EASEMENTS FOR  
PRAIRIE HOME SUBDIVISION**

DEPARTMENT OF NATURAL RESOURCES  
DIVISION OF MINING, LANDS &  
WATER  
550 W. 7TH AVE., SUITE 650  
ANCHORAGE, AK 99501

SCALE: 1" = 60'

DRAWN BY: M.J.H.

4/6/16

SHEET 1 OF 1

**EXHIBIT G**

## Peggy Horton

---

**From:** Peggy Horton  
**Sent:** Friday, April 01, 2016 11:22 AM  
**To:** Jessica Smith  
**Subject:** RE: MSB PA 20100065 - Prairie Home Subdivision

Thanks, I'll forward this to Mark Hall

---

**From:** Jessica Smith  
**Sent:** Friday, April 01, 2016 11:21 AM  
**To:** Peggy Horton  
**Subject:** RE: MSB PA 20100065 - Prairie Home Subdivision

Peggy,

I found something! There is a Wasilla Bypass Study nominated in the top 10 transportation projects in the 2017-2022 CIP. It was nominated by the Willow Area Civic Organization, and is included in the Willow Area Community Plan (<http://www.matsugov.us/plans/willow-comprehensive-plan>), page 44.

So, although there is not a project in place (or currently funded), it has been identified. From the CIP:

"The goal of the Highway Bypass Study is to identify at least 2 routes south to/from north which upon which a bypass highway around the community of Willow could be built in the future using public lands and to avoid the risk of a sole option of the Parks Highway expansion to 1000 feet through the middle of the community. Trails are encouraged to get from place to place in the downtown core which would no longer be possible with a four lane road, median and frontage roads."

Jess

---

**From:** Peggy Horton  
**Sent:** Thursday, March 31, 2016 3:36 PM  
**To:** Jessica Smith  
**Subject:** FW: MSB PA 20100065 - Prairie Home Subdivision

Jessica,

See below for the question they have concerning planning.

Peggy

---

**From:** Hall, Mark J (DNR) [<mailto:mark.hall@alaska.gov>]  
**Sent:** Thursday, March 31, 2016 2:28 PM  
**To:** Peggy Horton  
**Cc:** Baker, Clifford E (DNR); Burton, Peter A (DNR); Nichols, Melanie A (DOT)  
**Subject:** RE: MSB PA 20100065 - Prairie Home Subdivision

Peggy,

Cliff Baker and I meet with ADOT&PF yesterday. We have come up with what we hope is acceptable. ADOT will be providing their written comments.

# WILLOW AREA COMP PLAN

## 7. TRANSPORTATION

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Transportation affects almost every aspect of a person's life. It involves the different methods used to move people, animals, and goods from one place to another. Transportation consists of infrastructure and vehicles. Infrastructure includes roads, trails, waterways, airways, railways, as well as facilities like airports and bus stations. Transportation vehicles include planes, trains, automobiles, all-terrain vehicles, watercraft, snowmachines, dog sleds, horses and foot traffic.

Careful coordination of transportation planning with land use planning at a state, regional, and local level is essential.

Willow is served by major transportation facilities such as the George Parks Highway, and the Alaska Railroad regional rail line. The transportation system consists primarily of roads, supplemented by trails for pedestrians, and one bus route. While most of the system is adequate, a number of problems exist which will be discussed throughout this chapter.

Vehicular access to Willow is from the Parks Highway. Local road maintenance is performed by both the Alaska Department of Transportation and Public Facilities and the Borough. From the Parks Highway, the area has access to the statewide highway system and the transportation facilities of Wasilla, Palmer and Anchorage.

There is one public airport, a State-owned 4,400' long by 75' wide gravel airstrip at Mile Post (MP) 69.7 of the Parks Highway and a seaplane facility on Willow Lake. Further south are additional public airports at Big Lake MP 52 and Wasilla MP 46. There are several private air strips. General aviation resources are discussed in the aviation chapter of this plan.

The following list of transportation issues facing the community needs to be considered during implementation of the plan:

Illegal Trails	Winter Trails
River Planning	Summer Trails
Emergency Access	Float Plane Operation
Forestry Management	Eminent Domain
Civil Defense	Coordinating Plans Existing and Future
Road Maintenance	Grandfather Rights for Existing Uses
ARRC Crossings	Extensions and Upgrades
State and Borough Land Sales	Section Line Easements
ATV Safety	ATV Paths
Bike Path	Pedestrian Safety
Utilities	Whistle Stops
Seniors/Youth	Access to Road-less Areas
Dog Team / Snow Machines	Underserved Areas
Funding	Golf Carts
Roadway Amenities	Communication
Core Area Boundaries	Economic Plan
Population Growth	Pollution
Flood Plains	Iditarod re-Start
Creek Crossings	Fire

Public and Private Transit	Mineral Subsurface Rights
Airports and Airstrips	Natural Hazard Mitigation

Based on community input, the following transportation goals were identified.

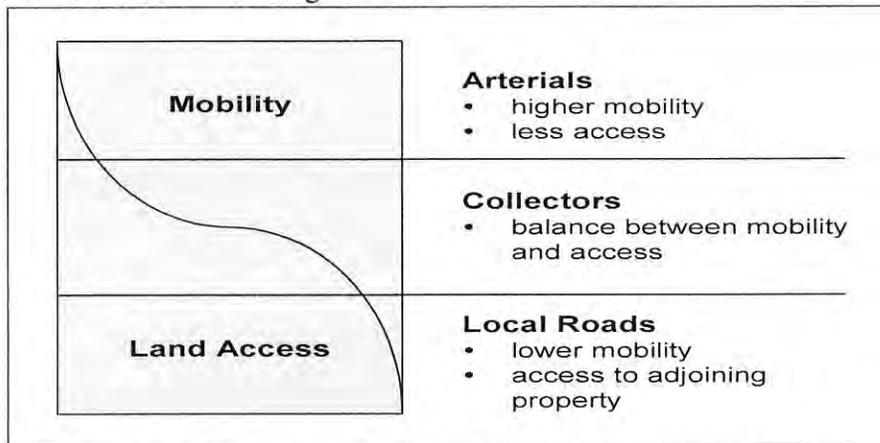
These goals focus on maintaining current transportation facilities in Willow, and improving and upgrading existing roads and trails. The MSB’s “Subdivision Construction Manual” provides further information about road design criteria and guidelines.

**Summary of Goals** (Note: order of goals does not reflect priority.)

- GOAL 1:** Reserve routes, and as the need arises, design and build an interconnected system of secondary roads;
- GOAL 2:** Identify potential road improvement/construction projects;
- GOAL 3:** Establish, improve, and maintain appropriate roadside trails/pedestrian paths;
- GOAL 4:** Improve the circulation system to support the Town Center location;
- GOAL 5:** Encourage development of a public transit system to transport people from hubs in the community to the Town Center and Wasilla.

**Road Functional Classification**

The Borough’s 2007 Long Range Transportation Plan uses the following definitions for roads within the Matanuska-Susitna Borough.



Source: Safety Effectiveness of Highway Design Features, Vol. 1 FHWA, 1992

**Interstate**

Primary purpose is to provide corridor movement with trip length and density suitable for substantial statewide or interstate travel. Access is controlled.

**Major Arterial**

Primary purpose is to provide through traffic movement within and across the Borough with few restrictions which would interrupt traffic momentum. These roads carry most of the traffic

entering and leaving the Borough or moving between communities. Movement of traffic is more important than access to abutting land.

**Minor Arterial**

Primary purpose is to provide movement and linkage between principal arterials and collector roads. Minor arterials provide for relatively high travel speeds and minimum interference to through-traffic movement. These roads can interconnect with and augment the highway system. They can also link major traffic generators within the Borough. Generally, arterials do not penetrate neighborhoods.

**Major Collector**

Primary purpose is to move traffic from one neighborhood to another, from neighborhoods to arterials, or from one neighborhood to other areas of the community. Predominant travel distances are shorter than on arterial routes and consequently, more moderate speeds may be typical. Residential frontage is limited and/or restricted to encourage mobility and enhance safety.

**Minor Collector**

Primary purpose is to collect traffic from local roads and bring all developed areas within reasonable distances of collector roads. Through traffic movement is discouraged, though may occur, until a full collector network is in place.

**Local Roads**

Primary purpose is to provide access to adjacent land. Local roads provide the lowest level of traffic mobility and serve relatively short distances. Local roads provide individual residences access to the community street network via providing a connection to collector-level roads. Through traffic movement is discouraged, though may occur, until a full collector network is in place.

**GEORGE PARKS HIGHWAY**

The George Parks Highway (Alaska Route 3), commonly referred to as the Parks Highway, runs 323 miles from the Glenn Highway 35 miles north of Anchorage to Fairbanks in the Alaska Interior.

The highway, which mostly parallels the Alaska Railroad, is one of the most important roads in Alaska. It is the main route between Anchorage and Fairbanks (Alaska's two largest metropolitan areas), the principal access to Denali National Park and Preserve and Denali State Park, and the main highway in the Susitna Valley.

Most Willow Area residents commute to the south on the Parks Highway. The area's population densities are changing as new residents build homes in clusters. There are many platted lots in the Willow area ready for growth. Willow is the third area along the highway corridor with existing congestion. The Alaska Department of Transportation and Public Facilities (ADOT&PF) completed a Parks Highway Visioning Document in 2006.

Additional expansion of the Parks Highway through Willow would further squeeze the already geographically limited Town Center and further restrict access to Town Center businesses. Furthermore, highway expansion would threaten the Willow Airport and restrict access between the airport and Willow Lake. Therefore, should future traffic projections indicate the need for Parks Highway expansion, Willow residents prefer the construction of a Parks Highway Bypass that directs through traffic around the Willow Town Center. One proposed bypass route could be from White's Crossing northbound along the east side of the railroad tracks, rejoining the current highway near Kashwitna Lake. This bypass, or a similar route, could serve the community several ways:

- Reduce traffic through the Willow Town Center, obviating the need to restrict access with a frontage road and the need to take more valuable real estate in the Town Center area.
- Provide a second transportation route across Willow and Little Willow Creeks in the event the existing bridges are damaged or destroyed.
- Improve access to property on the east side of the railroad tracks currently restricted by railroad crossing availability.
- Take Willow "off the beaten path," furthering the ability of Willow to remain a rural community.
- Preserve the valuable relationship between Willow Airport and Willow Lake.

Although traffic forecasts may not indicate the need for highway expansion for many years to come, the State Department of Transportation should take immediate action to identify and secure the right of way for a bypass, before more property is developed.

## **WILLOW AIRPORT**

Willow Airport is an important road accessible airport in south central Alaska, with significant numbers of based aircraft and a number of commercial leases. It also includes a commercial floatplane facility, which has generated significant controversy in recent years. A noise study was completed for the Willow Lake seaplane facility and showed aircraft noise to be significant at the location. The State has plans to conduct an airport master plan for the Willow Airport.

The Willow Airport is owned by ADOT&PF and is located on the east side of the Parks Highway on the north side of the city of Willow. The airport is used primarily by general aviation traffic. The airport includes a gravel runway and a large gravel apron with lease lots and several hangars. Self-serve fuel is available 24 hours/day. There are two non-precision instrument approaches available for the airport.

### **Goals for Transportation**

- GOAL 1:** Reserve routes, and as the need arises, design and build an interconnected system of secondary roads.

## Recommendations

- a. Provide a second means of access for emergencies and significant natural disasters that may block or sever the existing single-access route.
  - i. Construct a connector road or bypass, east of the railroad, starting near White's Crossing and ending near Kashwitna Lake that bypasses the Willow Town Center.
  - ii. Extend Emsweiler Road North to Willow Creek Parkway and straighten and improve West Long Lake Road between Crystal Lake Road and Nancy Lake Parkway.
- b. Provide collector-level roads in areas that are likely sites for future growth.
- c. Establish future roads in the Matanuska-Susitna Borough's Official Streets and Highways Plan in order and ensure that appropriate easements are reserved.

**GOAL 2:** Identify potential road improvement/construction projects.

## Recommendations

- a. Work with the State and Borough to identify appropriate road improvement and construction projects within the Willow Area.
  - i. Construct a connector road or bypass, east of the railroad, starting near White's Crossing and ending near Kashwitna Lake that bypasses the Willow Town Center.
  - ii. Discourage expansion of the Parks Highway through the Willow Town Center.
  - iii. Upgrade collector roads to collector road standards, including but not limited to the following:
    1. West Long Lake Road (Nancy Lake Parkway to Long Lake Road)
    2. Extend Emsweiler Road to Willow Creek Parkway
    3. Willow-Fishhook Road
    4. Buckingham Palace
    5. Kime Lane
    6. Long Lake Road
    7. West Crystal Lake Road
    8. Wilderness Rim
  - iv. Improve local roads:
    1. that have access to more than 10 dwellings to a gravel surface.
    2. that serve more than 30 dwellings to a chip seal or pavement surface.
- b. Projects identified in the LRTP (Long Range Transportation Plan) shall be recognized as potential road improvement/construction projects.
- c. Address intersection safety improvements.

**GOAL 3:** Establish, improve, and maintain appropriate roadside trails/pedestrian paths.

**Recommendations**

- a. The Willow Summer Trails Plan should be used as a reference for specific goals and recommendations. The Willow Summer Trails Plan is a separate document and is not incorporated by reference into this Plan.
- b. Appropriately sign trails to inform users for what types of uses the trail is designated.

**GOAL 4:** Improve the circulation system to support the Town Center location.

**Recommendations**

- a. Encourage street and trail connectivity. Encourage new developments to integrate street and trail connectivity as a component of their proposal.
- b. Work with ADOT&PF and the Borough to improve roadside trails, in particular those along the Parks Highway. Future road projects should include motorized and pedestrian roadside trails.
- c. Support existing and establish new pedestrian/bicycle paths and safe access for other modes of transportation.

**GOAL 5:** Encourage development of a public transit system to transport people from hubs in the community to the Town Center, Wasilla, and Anchorage.

**Recommendations**

- a. Encourage development of a mass transit center (park and ride) where it's accessible by the rail, airport, and the Parks Highway.

# MSB LONG RANGE TRANSPORTATION PLAN

**Table 4-11  
MSB LRTP Collector-level Street Improvements  
Knik and Goose Bay Area**

No.	Street	Location	Improvement
48	Clay-Chapman Rd.	From east end of Clay-Chapman Rd.	Extend 1.0 mi. to connect to Mud Shack Rd.
49	Hazel Ave.	From west end of Hazel Ave.	Extend west and north to connect to Shady Ln. and/or Echo Lake Dr.
50	1 <sup>st</sup> Ave.	From existing section of 1 <sup>st</sup> Ave.	Extend west and east on or near section line so that 1st Ave runs from Knik-Goose Bay Rd to just east of Cann Lake 1 mi. north of Pt. MacKenzie Rd.
51	Little Jack Ave.	From the east end of Little Jack Ave.	Extend east to on section line to connect with roads west of White Lake.
52	No name	From Hazel Ave. extended just NW of Brocker Lake.	Extend from Hazel Ave south on section line 2.9 mi to Knik-Goose Bay Rd.
53	Lewis Parkway	From north end of Lewis Parkway	Extend on section line north to Hazel Ave. extended
54	No name	From Pt. MacKenzie Rd mile 2.3	Extend north on section line 1+ miles, and south on section line to old Nike battery road.
55	No name	From Pt. MacKenzie Rd mile 4.3, 5.3, 6.3	Extend collector north to 1 <sup>st</sup> Ave. extended or beyond as needed.
56	No name	From Knik Dock Road	Extend north and west to connect with Alsop Rd.
57	No name	From Port MacKenzie entrance	Extend road south to Point MacKenzie
58	This Way	From north end of This Way	Extend road north to Sunset.

## 4.4 RURAL AREA ROAD SYSTEM

The road system outside the central area of the Borough is not included in the transportation modeling process. Population and employment in the rural areas are widely distributed and the road system is functioning well with a few exceptions. Rural road needs tend to be based on providing access to new neighborhoods and a second connection to larger developed areas for the sake of emergency access and convenience. During the development of comprehensive plans for Mat-Su communities, local transportation needs are examined and projects and other improvements are recommended. The approved comprehensive plans plus those in the final stages of development and approval were reviewed for transportation-related recommendations.

The following policies and projects are contained in comprehensive plans for the noted areas of the Borough. Projects that have been completed have been excluded from these lists.

2. Lower Montana Creek Road
  3. Lower Hidden Hills Road
- Second priority areas for improvements – upgraded to collector standards (gravel surfacing) include:
    1. South Birch Creek
    2. Noel Wien
    3. Yoder Road
    4. Helena
    5. Upper Montana Creek
    6. Lower Amundsen
    7. Upper Hidden Hills
    8. Broken Line, Bendapole, Dolly Varden
  - Priority connecting routes:
    1. Montana Creek-Malispina Connector – Would provide a link between Bartlett Hills Subdivision and upper Montana Creek areas. Although the connection needed is short, it crosses through challenging terrain, including the area locally known as “blue goo hill.”
    2. Anaconda Bridge – Would provide a direct link from the Sunshine area into residential areas in upper Montana Creek (and eventually Bartlett Hills).
    3. Montana Creek-Amundsen/Caswell Connector – This route connects these two major residential areas.
    4. Shaman-Amundsen Connector – Provides an additional route out of the densely subdivided Caswell Lakes area.
    5. Shade Tree – Extends west to the Parks Highway.

Other recommended rural improvements in the Mat-Su Borough not included in a community comprehensive plan include:

- Willow Fishhook Road (AKA Hatcher Pass Road) improvements from Willow to the Independence Mine to accommodate industrial and recreational traffic on the Willow side.
- Continued upgrade of the Glenn Highway to include passing lanes and pullouts where feasible to accommodate the slower moving recreational and tourism traffic.
- Continued upgrade of the Parks Highway north of Willow to include passing lanes and pullouts where possible to accommodate the slower moving recreational and tourism traffic.
- Construction of a bridge across the Little Susitna River and a road to the Fish Creek Management area west of the river. On the east side of the river, the road would connect to South Big Lake Road, Ayrshire Road, North Big Lake Road or possibly an upgraded Burma Road.
- Road and rail corridor development connecting Willow to Point MacKenzie

along an alignment which also provides access to Borough lands in the Fish Creek area .

- Collector-level road corridor between Willow and Talkeetna east of the Alaska Railroad for resource development and secondary/emergency access.

#### 4.5 EMERGENCY ACCESS ROADS

Lack of alternate access within the more populated areas of the Borough hampered fire evacuation and suppression efforts in the Millers Reach and Hunter Creek fires. In other emergencies within the Borough, such as during times of flooding, lack of alternate access routes have also increased emergency response time. More than one access is needed to populated areas to provide evacuation routes in time of emergencies. The most effective approach would be to establish an ordinance requiring two points of access for subdivisions larger than a minimum number of lots. The minimum should be established at the low range of subdivision size, on the order of six or eight lots. In some cases, alternate access routes may not be feasible due to cost or location, and in such instances staging areas could provide an alternative for emergency evacuation of residents.

The projects recommended below provide alternate access routes and staging areas for evacuating residents. Alternate access projects that have also been identified as necessary components of a well functioning road system (base level or needed improvements) or necessary for economic development projects are included with those project lists. The proposed emergency access routes and staging areas are:

- Build new Burma Road to provide access between South Big Lake Road and Point MacKenzie Road.
- Provide connection between North Big Lake Road and South Big Lake Road in vicinity of Flat Lake/Mirror Lake.
- Provide connection between Millers Reach Road and the Beaver Lake area.
- Extend Hawk Lane to the Beaver Lake area.
- Extend Johnson Road south to Knik-Goose Bay Road.
- Extend Spruce Street from Church Road to Skyview to King Arthur Road.
- Extend Helen Drive north to either France or Terrilou Street.
- Connect Koenen Road with Palmer-Fishhook Road.
- Extend Tex Al to Palmer-Fishhook Road.
- Extend Welch to Coles Road and connect roads north of the Little Susitna River from Armstrong to Edgerton Park Road.
- Extend Wolverine Lake Road to Glenn Highway in vicinity of 58 Mile Road or provide staging area in Wolverine Lake area.
- Extend Seward Meridian from Wasilla-Fishhook Road north to Coles Road/Welch Road connection.
- Connect Lupine Lane and South Settlers Bay Drive.

## Peggy Horton

---

**From:** Susan Lee  
**Sent:** Thursday, September 08, 2016 1:12 PM  
**To:** Platting  
**Subject:** RE: Request for Comments for ASLS 2016-25 Prairie Home Case # 2106-125 Tech: PH

No comment.

Susan

Susan Lee  
Planner II  
Matanuska-Susitna Borough  
907-861-7862 (Direct Line)  
907-861-7876 (FAX)

---

**From:** Peggy Horton **On Behalf Of** Platting  
**Sent:** Thursday, September 08, 2016 9:29 AM  
**To:** Kemplen, Allen (DOT); Kevin Vakalis ([kevin.vakalis@alaska.gov](mailto:kevin.vakalis@alaska.gov)); Tucker Hurn ([tucker.hurn@alaska.gov](mailto:tucker.hurn@alaska.gov)); Melanie Nichols ([melanie.nichols@alaska.gov](mailto:melanie.nichols@alaska.gov)); Steven Banse - ADOT&PF ([steven.banse@alaska.gov](mailto:steven.banse@alaska.gov)); Holly Zafian - ADF&G ([holly.zafian@alaska.gov](mailto:holly.zafian@alaska.gov)); Mark Fink ([mark.fink@alaska.gov](mailto:mark.fink@alaska.gov)); [mearow@matanuska.com](mailto:mearow@matanuska.com); Becky Glenn ([r Glenn@mta-telco.com](mailto:r Glenn@mta-telco.com)); J Thompson ([jthompson@mta-telco.com](mailto:jthompson@mta-telco.com)); [row@enstarnaturalgas.com](mailto:row@enstarnaturalgas.com); 'ospdesign@gci.com' ([ospdesign@gci.com](mailto:ospdesign@gci.com)); [dblehm@gci.com](mailto:dblehm@gci.com); Richard Boothby; Elizabeth Weiant; Eric Phillips; [regpagemaster@usace.army.mil](mailto:regpagemaster@usace.army.mil); Michael Weller; Sheila Armstrong; Tracy McDaniel; Terry Dolan; Jim Jenson; Jamie Taylor; Nicole Wilkins; Theresa Taranto; Susan Lee; Eileen Probasco; Jessica Smith; Frankie Barker; Permit Center; Andy Dean; John Aschenbrenner; Randall Kowalke ([randallk\\_2@msn.com](mailto:randallk_2@msn.com)); [brian.young@usps.gov](mailto:brian.young@usps.gov)  
**Cc:** Jay Van Diest ([jay@valleymarket.com](mailto:jay@valleymarket.com)); LaMarr Anderson ([lamarra05@gmail.com](mailto:lamarra05@gmail.com)); Stan Gillespie ([stan.gillespie@gmail.com](mailto:stan.gillespie@gmail.com)); Jordan Rausa ([jordan@alaskaplans.com](mailto:jordan@alaskaplans.com)); Tait Zimmerman ([tait@zimmermanteam.com](mailto:tait@zimmermanteam.com)); Patrick Johnson ([patrickjhnsn@hotmail.com](mailto:patrickjhnsn@hotmail.com)); Amy Hansen ([amyhansenhomes@gmail.com](mailto:amyhansenhomes@gmail.com)); Marty Van Diest - Valley Market Real Estate ([marty@valleymarket.com](mailto:marty@valleymarket.com)); Gregory Pugh ([winforhim@aol.com](mailto:winforhim@aol.com))  
**Subject:** Request for Comments for ASLS 2016-25 Prairie Home Case # 2106-125 Tech: PH

Good Morning,

Attached is a preliminary plat to create 4 lots in the Caswell Area, mile 79 Parks Hwy. Please review and provide your comments by October 7, 2016.

Peggy Horton  
Platting Technician  
Matanuska-Susitna Borough  
(907) 861-7881 direct  
(907) 861-8407 fax  
[peggy.horton@matsugov.us](mailto:peggy.horton@matsugov.us) (email)

**EXHIBIT J**



# MATANUSKA-SUSITNA BOROUGH

Community Development

Land & Resource Management

350 East Dahlia Avenue • Palmer, AK 99645

Phone (907) 861-7869 • Fax (907) 861-8635

RECEIVED

SEP 16 2016

PLATTING

## MEMORANDUM

DATE: September 16, 2016  
TO: Fred Wagner, Platting Officer  
FROM: Land & Resource Management *WJC*  
SUBJECT: Preliminary Plat Comments / Case # 2016-125

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Platting Tech: Peggy Horton  
Public Hearing: October 20, 2016  
Applicant / Petitioner: SOA / DNR  
TRS: 21N04W31  
Tax ID: 21N04W31C006 & 5039000L002  
Subd: Prairie Home  
Tax Map: CA 15

### Comments:

- No borough land affected.
- No objection to proposed subdivision.

EXHIBIT K

## Peggy Horton

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**From:** Jamie Taylor  
**Sent:** Friday, October 07, 2016 3:56 PM  
**To:** Platting  
**Cc:** Peggy Horton  
**Subject:** RE: Request for Comments for ASLS 2016-25 Prairie Home Case # 2106-125 Tech: PH

No comment

Jamie Taylor, PE  
Civil Engineer  
Matanuska-Susitna Borough  
Department of Public Works  
Operations & Maintenance  
t: 907-861-7765 c: 907-355-9810  
[jamie.taylor@matsugov.us](mailto:jamie.taylor@matsugov.us)  
<http://www.matsugov.us/>

---

**From:** Peggy Horton **On Behalf Of** Platting  
**Sent:** Thursday, September 08, 2016 9:29 AM  
**To:** Kemplen, Allen (DOT); Kevin Vakalis ([kevin.vakalis@alaska.gov](mailto:kevin.vakalis@alaska.gov)); Tucker Hurn ([tucker.hurn@alaska.gov](mailto:tucker.hurn@alaska.gov)); Melanie Nichols ([melanie.nichols@alaska.gov](mailto:melanie.nichols@alaska.gov)); Steven Banse - ADOT&PF ([steven.banse@alaska.gov](mailto:steven.banse@alaska.gov)); Holly Zafian - ADF&G ([holly.zafian@alaska.gov](mailto:holly.zafian@alaska.gov)); Mark Fink ([mark.fink@alaska.gov](mailto:mark.fink@alaska.gov)); mearow@matanuska.com; Becky Glenn ([rglenn@mta-telco.com](mailto:rglenn@mta-telco.com)); J Thompson ([jthompson@mta-telco.com](mailto:jthompson@mta-telco.com)); row@enstarnaturalgas.com; 'ospdesign@gci.com' ([ospdesign@gci.com](mailto:ospdesign@gci.com)); dblehm@gci.com; Richard Boothby; Elizabeth Weiant; Eric Phillips; regpagemaster@usace.army.mil; Michael Weller; Sheila Armstrong; Tracy McDaniel; Terry Dolan; Jim Jenson; Jamie Taylor; Nicole Wilkins; Theresa Taranto; Susan Lee; Eileen Probasco; Jessica Smith; Frankie Barker; Permit Center; Andy Dean; John Aschenbrenner; Randall Kowalke ([randallk\\_2@msn.com](mailto:randallk_2@msn.com)); brian.young@usps.gov  
**Cc:** Jay Van Diest ([jay@valleymarket.com](mailto:jay@valleymarket.com)); LaMarr Anderson ([lamarra05@gmail.com](mailto:lamarra05@gmail.com)); Stan Gillespie ([stan.gillespie@gmail.com](mailto:stan.gillespie@gmail.com)); Jordan Rausa ([jordan@alaskaplans.com](mailto:jordan@alaskaplans.com)); Tait Zimmerman ([tait@zimmermanteamak.com](mailto:tait@zimmermanteamak.com)); Patrick Johnson ([patrickjhnsn@hotmail.com](mailto:patrickjhnsn@hotmail.com)); Amy Hansen ([amyhansenhomes@gmail.com](mailto:amyhansenhomes@gmail.com)); Marty Van Diest - Valley Market Real Estate ([marty@valleymarket.com](mailto:marty@valleymarket.com)); Gregory Pugh ([winforhim@aol.com](mailto:winforhim@aol.com))  
**Subject:** Request for Comments for ASLS 2016-25 Prairie Home Case # 2106-125 Tech: PH

Good Morning,

Attached is a preliminary plat to create 4 lots in the Caswell Area, mile 79 Parks Hwy. Please review and provide your comments by October 7, 2016.

Peggy Horton  
Platting Technician  
Matanuska-Susitna Borough  
(907) 861-7881 direct  
(907) 861-8407 fax  
[peggy.horton@matsugov.us](mailto:peggy.horton@matsugov.us) (email)

**EXHIBIT L**



## Peggy Horton

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**From:** Becky Glenn <rglenn@mta-telco.com>  
**Sent:** Tuesday, September 13, 2016 1:26 PM  
**To:** Platting  
**Cc:** Jessica Thompson  
**Subject:** RE: Request for Comments for ASLS 2016-25 Prairie Home Case # 2106-125 Tech: PH

Peggy,

MTA has reviewed the preliminary plat for Prairie Home.

MTA has no objections.

Thank you for the opportunity to review and comment.

Becky Glenn  
MTA

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**From:** Peggy Horton [mailto:Peggy.Horton@matsugov.us] **On Behalf Of** Platting  
**Sent:** Thursday, September 08, 2016 9:29 AM  
**To:** Kemplen, Allen (DOT) <allen.kemplen@alaska.gov>; Kevin Vakalis (kevin.vakalis@alaska.gov) <kevin.vakalis@alaska.gov>; Tucker Hurn (tucker.hurn@alaska.gov) <tucker.hurn@alaska.gov>; Melanie Nichols (melanie.nichols@alaska.gov) <melanie.nichols@alaska.gov>; Steven Banse - ADOT&PF (steven.banse@alaska.gov) <steven.banse@alaska.gov>; Holly Zafian - ADF&G (holly.zafian@alaska.gov) <holly.zafian@alaska.gov>; Mark Fink (mark.fink@alaska.gov) <mark.fink@alaska.gov>; mearow@matanuska.com; Becky Glenn <rglenn@mta-telco.com>; Jessica Thompson <jthompson@mta-telco.com>; row@enstarnaturalgas.com; 'ospdesign@gci.com' (ospdesign@gci.com) <ospdesign@gci.com>; dblehm@gci.com; Richard Boothby <Richard.Boothby@matsugov.us>; Elizabeth Weiant <Elizabeth.Weiant@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; regpagemaster@usace.army.mil; Michael Weller <Michael.Weller@matsugov.us>; Sheila Armstrong <Sheila.Armstrong@matsugov.us>; Tracy McDaniel <Tracy.McDaniel@matsugov.us>; Terry Dolan <Terry.Dolan@matsugov.us>; Jim Jenson <James.Jenson@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Nicole Wilkins <Nicole.Wilkins@matsugov.us>; Theresa Taranto <Theresa.Taranto@matsugov.us>; Susan Lee <Susan.Lee@matsugov.us>; Eileen Probasco <Eileen.Probasco@matsugov.us>; Jessica Smith <Jessica.Smith@matsugov.us>; Frankie Barker <Frankie.Barker@matsugov.us>; Permit Center <PermitCenter@matsugov.us>; Andy Dean <Andy.Dean@matsugov.us>; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Randall Kowalke (randallk\_2@msn.com) <randallk\_2@msn.com>; brian.young@usps.gov  
**Cc:** Jay Van Diest (jay@valleymarket.com) <jay@valleymarket.com>; LaMarr Anderson (lamarra05@gmail.com) <lamarra05@gmail.com>; Stan Gillespie (stan.gillespie@gmail.com) <stan.gillespie@gmail.com>; Jordan Rausa (jordan@alaskaplans.com) <jordan@alaskaplans.com>; Tait Zimmerman (tait@zimmermanteamak.com) <tait@zimmermanteamak.com>; Patrick Johnson (patrickjhnsn@hotmail.com) <patrickjhnsn@hotmail.com>; Amy Hansen (amyhansenhomes@gmail.com) <amyhansenhomes@gmail.com>; Marty Van Diest - Valley Market Real Estate (marty@valleymarket.com) <marty@valleymarket.com>; Gregory Pugh (winforhim@aol.com) <winforhim@aol.com>  
**Subject:** Request for Comments for ASLS 2016-25 Prairie Home Case # 2106-125 Tech: PH

**Be wary of unsolicited attachments, even from people you know** - If something seems suspicious you may want to check with the person who supposedly sent the message to make sure it's legitimate before opening any attachments.

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**EXHIBIT N**



**ENSTAR Natural Gas Company**  
A DIVISION OF SEMCO ENERGY  
Engineering Department, Right of Way Section  
401 E. International Airport Road  
P. O. Box 190288  
Anchorage, Alaska 99519-0288  
(907) 277-5551  
FAX (907) 334-7798

September 24, 2016

Peggy Horton, Platting Technician  
Matanuska-Susitna Borough, Platting Division  
350 East Dahlia Avenue  
Palmer, AK 99645-6488

Subject: Preliminary Plat Request for Comments – **Prairie Home**  
(Case No. 2016-125)

Dear Ms. Horton:

ENSTAR Natural Gas Company has reviewed the subject Preliminary Plat and has no comments, recommendations, or objections.

If you have any questions, please feel free to contact me at 907-334-7944 or by email at [cassie.wohlgemuth@enstarnaturalgas.com](mailto:cassie.wohlgemuth@enstarnaturalgas.com).

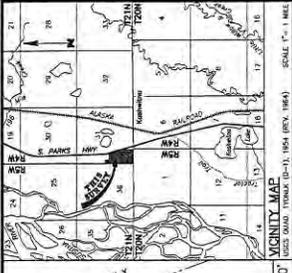
Sincerely,

A handwritten signature in black ink, appearing to read "Cassie Wohlgemuth", written over a horizontal line.

Cassie Wohlgemuth  
Right-of-Way and Compliance Technician

**EXHIBIT O**

*Sent via e-mail to MSB platting division*



**CERTIFICATE OF OWNERSHIP AND DEDICATION**  
 I, the undersigned, being the owner of the above described land and water, do hereby certify that the same is being dedicated to the public use of the State of Alaska as shown and described herein.

DATE: \_\_\_\_\_  
 DIVISION OF MINING, LAND AND WATER  
 2600 BUDNEY RD.  
 ANCHORAGE, ALASKA 99503

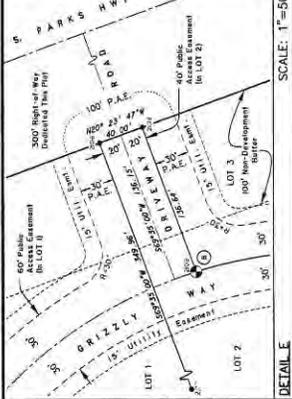
**NOTARY'S ACKNOWLEDGEMENT**  
 I, the undersigned, do hereby certify that the above described land and water is being dedicated to the public use of the State of Alaska as shown and described herein.

PLANNING AND LAND USE DIRECTOR  
 ATTEST: \_\_\_\_\_  
 PLANNING AND LAND USE DIRECTOR

**CERTIFICATION OF PAYMENT OF TAXES**  
 I HEREBY CERTIFY THAT ALL CURRENT TAXES AND AD VALOREM TAXES ARE PAID IN FULL FOR THE YEAR ENDING AS SHOWN AND DESCRIBED HEREIN.

**TAX COLLECTION OFFICIAL**  
 DATE: \_\_\_\_\_

DATE OF SURVEY: \_\_\_\_\_  
 ENDING: \_\_\_\_\_  
 DIVISION OF MINING, LAND AND WATER  
 2600 BUDNEY RD.  
 ANCHORAGE, ALASKA 99503



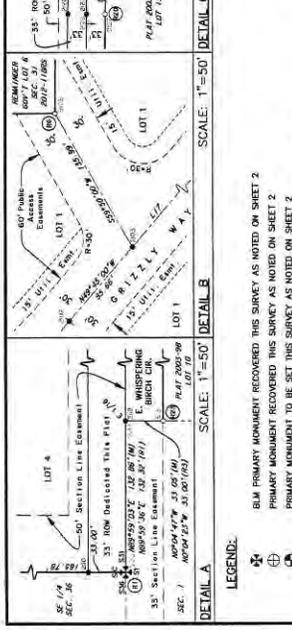
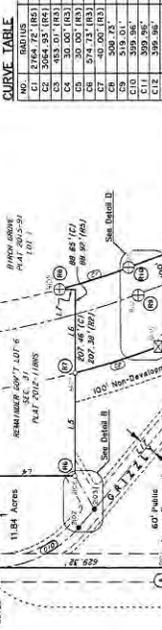
**LEGEND:**  
 BLM PRIMARY MONUMENT RECOVERED THIS SURVEY AS NOTED ON SHEET 2  
 PRIMARY MONUMENT RECOVERED THIS SURVEY AS NOTED ON SHEET 2  
 DOT MONUMENT RECOVERED 65% & CONCRETE BOLLARD, BROKEN AT BASE, LAYING FLAT  
 SECONDARY MONUMENT TO BE SET THIS SURVEY AS NOTED HEREON & ON SHEET 2  
 SECONDARY MONUMENT TO BE SET THIS SURVEY AS NOTED ON SHEET 2  
 UNSURVEYED  
 MONUMENT IDENTIFIER

**CURVE TABLE**

NO.	RADIUS	ARC	CHORD BEARING & DISTANCE	TANGENT	DELTA ANGLE
C1	1746.59	185.76	N. 174° 54' 28.18" E. 185.76	185.76	57.18
C2	1746.59	185.76	S. 174° 54' 28.18" E. 185.76	185.76	57.18
C3	453.01	69.31	N. 85° 41' 13.8" E. 69.31	69.31	34.73
C4	30.00	47.25	N. 54° 51' 48.3" E. 47.25	47.25	30.15
C5	574.72	83.32	S. 85° 02' 14.8" E. 83.32	83.32	49.05
C6	45.00	68.24	N. 50° 59' 11.7" E. 68.24	68.24	27.77
C7	309.36	47.25	S. 84° 52' 20.2" E. 47.25	47.25	28.45
C8	309.36	47.25	N. 84° 52' 20.2" E. 47.25	47.25	28.45
C9	309.36	47.25	S. 84° 52' 20.2" E. 47.25	47.25	28.45
C10	309.36	47.25	N. 84° 52' 20.2" E. 47.25	47.25	28.45
C11	309.36	47.25	S. 84° 52' 20.2" E. 47.25	47.25	28.45
C12	309.36	47.25	N. 84° 52' 20.2" E. 47.25	47.25	28.45
C13	309.36	47.25	S. 84° 52' 20.2" E. 47.25	47.25	28.45
C14	309.36	47.25	N. 84° 52' 20.2" E. 47.25	47.25	28.45

**LINE TABLE**

NO.	MEASURED DATA	RECORD DATA
L1	N. 89° 56' 54.7" E. 323.50	N. 89° 56' 54.7" E. 323.50 (182)
L2	N. 89° 56' 54.7" E. 323.50	N. 89° 56' 54.7" E. 323.50 (182)
L3	N. 89° 56' 54.7" E. 323.50	N. 89° 56' 54.7" E. 323.50 (182)
L4	N. 89° 56' 54.7" E. 323.50	N. 89° 56' 54.7" E. 323.50 (182)
L5	N. 89° 56' 54.7" E. 323.50	N. 89° 56' 54.7" E. 323.50 (182)
L6	N. 89° 56' 54.7" E. 323.50	N. 89° 56' 54.7" E. 323.50 (182)
L7	N. 89° 56' 54.7" E. 323.50	N. 89° 56' 54.7" E. 323.50 (182)
L8	N. 89° 56' 54.7" E. 323.50	N. 89° 56' 54.7" E. 323.50 (182)
L9	N. 89° 56' 54.7" E. 323.50	N. 89° 56' 54.7" E. 323.50 (182)
L10	N. 89° 56' 54.7" E. 323.50	N. 89° 56' 54.7" E. 323.50 (182)
L11	N. 89° 56' 54.7" E. 323.50	N. 89° 56' 54.7" E. 323.50 (182)
L12	N. 89° 56' 54.7" E. 323.50	N. 89° 56' 54.7" E. 323.50 (182)
L13	N. 89° 56' 54.7" E. 323.50	N. 89° 56' 54.7" E. 323.50 (182)
L14	N. 89° 56' 54.7" E. 323.50	N. 89° 56' 54.7" E. 323.50 (182)
L15	N. 89° 56' 54.7" E. 323.50	N. 89° 56' 54.7" E. 323.50 (182)
L16	N. 89° 56' 54.7" E. 323.50	N. 89° 56' 54.7" E. 323.50 (182)
L17	N. 89° 56' 54.7" E. 323.50	N. 89° 56' 54.7" E. 323.50 (182)
L18	N. 89° 56' 54.7" E. 323.50	N. 89° 56' 54.7" E. 323.50 (182)
L19	N. 89° 56' 54.7" E. 323.50	N. 89° 56' 54.7" E. 323.50 (182)
L20	N. 89° 56' 54.7" E. 323.50	N. 89° 56' 54.7" E. 323.50 (182)



**ACCREAGE TABLE**

LOT NO.	ACRES
LOT 1	11.84
LOT 2	19.80
LOT 3	14.20
LOT 4	10.48
TOTAL	56.18

**NOTES:**  
 1. THIS SURVEY WAS ACCOMPLISHED IN ACCORDANCE WITH AS 38.04.04, OSC 1 AND 38.05.01-05.  
 2. ALL BEARINGS SHOWN ARE TRUE BEARINGS AS ORIENTED TO THE BASIS OF THE CORNER POSITIONS HAVE A RELATIVE POSITIONAL ACCURACY AT THE 95 PERCENT CONFIDENCE LEVEL OF 0.10 FEET PLUS 10 PPM.  
 3. THE ERROR OF CLOSURE OF THIS SURVEY DOES NOT EXCEED 1:5000 AND/OR CORNER POSITIONS HAVE A RELATIVE POSITIONAL ACCURACY AT THE 95 PERCENT CONFIDENCE LEVEL OF 0.10 FEET PLUS 10 PPM.  
 4. THE BASIS OF COMMONWEALTH INDUSTRIAL SURVEYING SYSTEMS FOR THE SECTION 36, T. 21 N., R. 3 W., S.M., AND SECTION 37, T. 21 N., R. 3 W., S.M., MONUMENT IS DESIGNATED BY THIS SURVEY. THESE MONUMENTS WERE CONVERTED TO NAD 83 USING THE NAD 83/NAVD 83 TRANSFORMATION (VERSION 2.1).  
 5. SOLAR FEET OF 60 INCHES BY THE STATE OF ALASKA, LOCATED WITHIN THE MONUMENT ARE SUBJECT TO A 50 FOOT (50') EASEMENT ON EACH SIDE OF THE SECTION UNDER AS 18.14.010.  
 6. FOR LOTS 1, 2, AND 3 DIRECT ACCESS TO THE PARKS HIGHWAY IS LIMITED TO COMMON ACCESS POINT AS SHOWN, AND IS SUBJECT TO DOT/PLS TRIP TRAP OR CHANGE IN HIGHWAY DESIGN WHICH REQUIRES USE OF FUTURE EASEMENT OR RIGHT-OF-WAY (ROW) AND THE MSA UNDER FUTURE PROJECTS OR AS NEEDED TO SERVE SIGNIFICANT LAND USE. ACCESS IS PERMITTED UNTIL SUCH TIME AS AGENCY PROJECTS OR TRAFFIC ANALYSIS REQUIRES AN OVERPASS CONSTRUCTION AND ALTERNATE ROW RANGE OF THE INTERIOR ROADS WITH CONNECTION TO ALTERNATE ROW.  
 7. NEARBY WATER WITHIN THE PARKS HIGHWAY RIGHT-OF-WAY ARE SUBJECT TO A 50 FOOT (50') EASEMENT ON EACH SIDE OF THE SECTION UNDER AS 18.14.010.  
 8. ALL DEVELOPMENT WORK WITHIN OTHER ROWS OR PUBLIC ACCESS EASEMENTS REQUIRES A PERMIT FROM THE STATE OF ALASKA.  
 9. ACCESS IS TO THE PARKS HIGHWAY BRIDGE CIRCLE; THERE IS NO 100-FOOT WIDE NON-DEVELOPMENT BUFFER CONTIGUOUS WITH THE PARKS HIGHWAY RIGHT-OF-WAY.  
 10. BOUNDARIES ARE EXTENDED OR SHORTENED TO MEET AT ANGLE AND TERMINATE AT BOUNDARIES WITH NON-STATE LANDS.  
 11. MAY BE FEDERAL, STATE AND LOCAL REQUIREMENTS GOVERNING LAND DEVELOPMENT AND CONSTRUCTION OF THE MONUMENTS, STANDARDS AND REGULATIONS APPLY TO THE DEVELOPMENT OF PARCELS SHOWN ON THIS PLAN.  
 12. ADVAL WATER SUPPLY SYSTEM OR SEWAGE DISPOSAL SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS, STANDARDS AND REGULATIONS OF THE ALASKA STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION.

**APPROVED AS SHOWN**  
 CORRECTED  
 SIGN (last) SURVEYOR: DATE: \_\_\_\_\_  
 ENGINEERING & DESIGN

**APPROVED AS SHOWN**  
 CORRECTED  
 SIGN (last) SURVEYOR: DATE: \_\_\_\_\_  
 ENGINEERING & DESIGN

**APPROVED AS SHOWN**  
 CORRECTED  
 SIGN (last) SURVEYOR: DATE: \_\_\_\_\_  
 ENGINEERING & DESIGN

**APPROVED AS SHOWN**  
 CORRECTED  
 SIGN (last) SURVEYOR: DATE: \_\_\_\_\_  
 ENGINEERING & DESIGN

**APPROVED AS SHOWN**  
 CORRECTED  
 SIGN (last) SURVEYOR: DATE: \_\_\_\_\_  
 ENGINEERING & DESIGN



THE STATE  
of **ALASKA**  
GOVERNOR BILL WALKER

Department of Transportation and  
Public Facilities

DIVISION of PROGRAM DEVELOPMENT  
Anchorage Field Office

4111 Aviation Avenue  
P.O. Box 196900  
Anchorage, Alaska 99519-6900  
Main: (907) 269-0520  
Fax number: (907) 269-0521  
dot.alaska.gov

September 15, 2016

Fred Wagner, Platting Officer  
Matanuska-Susitna Borough  
350 East Dahlia Avenue  
Palmer, Alaska 99645

Re: Plat Review

Dear Mr. Wagner:

The Alaska Department of Transportation and Public Facilities (DOT&PF) has reviewed the following plats and has no comments:

- **ASLS 2015-11**

The Alaska Department of Transportation and Public Facilities (DOT&PF) has reviewed the following plats and has the following comments:

- **Church Addition #1 RSB Block 2 Tract 6**
  - No direct access will be granted to Knik Goose Road. All access must go to Old Knik Road.
  - The petitioner should be aware that there is a DOT&PF project for Fairview Loop coming through in the future. If they have any questions or concerns about the right of way in the area, they should contact the project manager, Eric Miyashiro, at (907) 269-0610 or [eric.miyashiro@alaska.gov](mailto:eric.miyashiro@alaska.gov)
- **Sandy Hills**
  - No direct access will be granted from the lots to Knik Goose Road. All access must be via internal circulation.
  - We request that the petitioner consider extending the cul-de-sac to the western boundary of the property, to provide access to possible future developments.
- **Smith-Hagen Subdivision**
  - DOT&PF has no objection to the subdivision, but all future development must leave access to the southwest, southeast, and northeast corners of the property. This would allow for connection to Snowbird Lane and Althea Street, and possible future connection to Creekside Drive.

- **Paradise Dreams Master Plan / 10' Wide Utility Easement Elimination**
  - No direct access will be granted to Wasilla Fishhook.
  - DOT&PF approves this plat, but again, we suggest that the petitioner consider adding a connection to Olga Circle, to provide the subdivision two points of access.
- **Prairie Home**
  - DOT&PF approves this plat, and we have no official comment, other than to say thank you to the petitioner for working with us.
- **Tax Map HO 01 & HO 08, T18N, R02W, Sec 14 & 23**
  - The petitioner should verify whether or not there is a section line easement running along section 14 & 23 through their property. If there is one, it needs to be reflected on the plat.

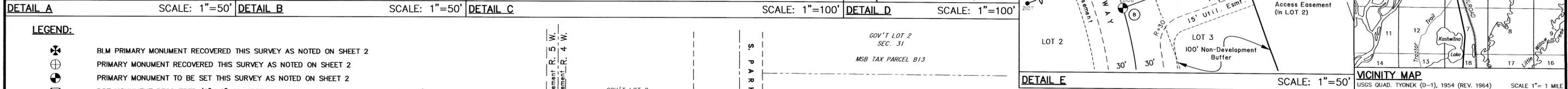
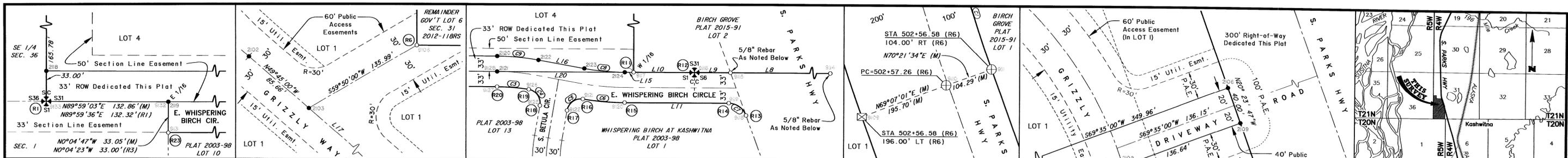
If there are any questions regarding these comments please feel free to contact me at (907) 269-0509 or [melanie.nichols@alaska.gov](mailto:melanie.nichols@alaska.gov).

Sincerely,



Melanie Nichols  
Mat-Su Area Planner

cc: Tucker Hum, Right of Way Agent, Right of Way  
Scott Thomas, P.E., Regional Traffic Engineer, Traffic Safety and Utilities  
Brad Sworts, MSB Transportation Manager  
James Amundsen, Chief, Highway Design  
Kevin Vakalis, Right of Way Agent, Right of Way  
Allen Kemplen, Mat-Su Area Planner



- LEGEND:**
- ⊗ BLM PRIMARY MONUMENT RECOVERED THIS SURVEY AS NOTED ON SHEET 2
  - ⊕ PRIMARY MONUMENT RECOVERED THIS SURVEY AS NOTED ON SHEET 2
  - ⊙ PRIMARY MONUMENT TO BE SET THIS SURVEY AS NOTED ON SHEET 2
  - ⊗ DOT MONUMENT RECOVERED (6"x6" CONCRETE BOLLARD, BROKEN AT BASE, LAYING FLAT)
  - SECONDARY MONUMENT TO BE SET THIS SURVEY AS NOTED HEREON & ON SHEET 2
  - SECONDARY MONUMENT TO BE SET THIS SURVEY AS NOTED ON SHEET 2
  - SURVEYED
  - - - - - UNSURVEYED
  - (R1) MONUMENT IDENTIFIER
  - (R) RECORD PER BLM PLAT ACCEPTED JUNE 16, 1917
  - (R1) RECORD PER PLAT 95-75 PRD
  - (R2) RECORD PER PLAT 2000-93 (ASLS 97-72) PRD
  - (R3) RECORD PER PLAT 2003-98 PRD
  - (R4) RECORD PER PLAT 2012-118 RS PRD
  - (R5) RECORD PER PLAT 2015-91 PRD
  - (R6) RECORD PER PLAT 2009-1 (AKDOT MGE-0527(14)) PRD
  - (C) CALCULATED
  - (M) MEASURED

- NOTES**
- THIS SURVEY WAS ACCOMPLISHED IN ACCORDANCE WITH AS 38.04.045, GSC 813 AND SSI 2016-05.
  - ALL BEARINGS SHOWN ARE TRUE BEARINGS AS ORIENTED TO THE BASIS OF BEARING AND DISTANCES SHOWN ARE REDUCED TO HORIZONTAL FIELD DISTANCES.
  - THE ERROR OF CLOSURE OF THIS SURVEY DOES NOT EXCEED 1:5000, AND/OR CORNER POSITIONS HAVE A RELATIVE POSITIONAL ACCURACY AT THE 95 PERCENT CONFIDENCE LEVEL OF 0.13 FEET PLUS 100 PPM.
  - THE BASIS OF COORDINATES IS THE 1965 RECORD COORDINATES OF THE BUREAU OF LAND MANAGEMENT CADASTRAL SURVEY CORNER COMMON TO SECTION 36, T. 21 N., R. 5 W., S.M., AND SECTION 31, T. 21 N., R. 4 W., S.M., PER THE SURVEY OF T. 21 N., R. 4 W., S.M., ACCEPTED 5/20/1965. THIS MONUMENT IS DESIGNATED R1 OF THIS SURVEY. THESE NAD 27 COORDINATES WERE CONVERTED TO NAD 83 USING THE NGS/NOAA NADCON PROGRAM VERSION 2.11.
  - ALL PARCELS OF LAND OWNED BY THE STATE OF ALASKA, LOCATED WITHIN 50.00 FEET OF, OR BISECTED BY A SURVEYED OR PROTRACTED SECTION LINE, ARE SUBJECT TO A 50 FOOT (50') EASEMENT, ON EACH SIDE OF THE SECTION LINE, WHICH IS RESERVED TO THE STATE OF ALASKA FOR PUBLIC HIGHWAYS UNDER A.S.19.10.010.
  - FOR LOTS 1, 2, AND 3 DIRECT ACCESS TO THE PARKS HIGHWAY IS LIMITED TO THE COMMON ACCESS POINT AS SHOWN, AND IS SUBJECT TO DOT/PF DRIVEWAY PERMITTING AT SUCH TIME THERE IS A CHANGE IN LAND USE, TRIP GENERATION, OR CHANGE IN HIGHWAY DESIGN WHICH REQUIRES USE OF INTERNAL EASEMENTS. INTERNAL ROAD EASEMENTS ARE RESERVED FOR FUTURE DEVELOPMENT AS DETERMINED BY DOT/PF AND THE MSB UNDER FUTURE AGENCY PROJECTS OR AS NEEDED TO SERVE SIGNIFICANT LAND USE DEVELOPMENT REQUIRING NEW ACCESS UNDER 17 AAC 10.020. DIRECT ACCESS WILL BE PERMITTED UNTIL SUCH TIME AS AGENCY PROJECTS OR TRAFFIC IMPACT ANALYSIS REQUIRES ALTERNATIVE ACCESS. DIRECT ACCESS TO THE S. PARKS HIGHWAY WILL BE REVOKED UPON CONSTRUCTION AND ACCEPTANCE FOR MAINTENANCE OF THE INTERIOR ROADS WITH CONNECTION TO ALTERNATE ACCESS.
  - ALL DEVELOPMENT WORK WITHIN THE S. PARKS HIGHWAY RIGHT-OF-WAY REQUIRES A PERMIT FROM THE DOT/PF. ALL DEVELOPMENT WORK WITHIN OTHER RIGHT-OF-WAYS OR PUBLIC ACCESS EASEMENTS REQUIRES A PERMIT FROM THE MSB.
  - FOR LOT 4, ACCESS IS FROM E. WHISPERING BIRCH CIRCLE; THERE IS NO DIRECT ACCESS FROM THE PARKS HIGHWAY.
  - THERE IS A 100-FOOT WIDE NON-DEVELOPMENT BUFFER CONTIGUOUS WITH THE 300' S. PARKS HIGHWAY RIGHT-OF-WAY.
  - EASEMENT SIDELINES ARE EXTENDED OR SHORTENED TO MEET AT ANGLE POINTS AND TERMINATE AT BOUNDARIES WITH NON-STATE LANDS.
  - THERE MAY BE FEDERAL, STATE AND LOCAL REQUIREMENTS GOVERNING LAND USE. THE INDIVIDUAL PARCEL OWNER SHALL OBTAIN A DETERMINATION WHETHER THESE REQUIREMENTS APPLY TO THE DEVELOPMENT OF PARCELS SHOWN ON THE PLAT TO BE RECORDED.
  - NO INDIVIDUAL WATER SUPPLY SYSTEM OR SEWAGE DISPOSAL SYSTEM SHALL BE PERMITTED ON ANY LOT UNLESS THE SYSTEM IS LOCATED, CONSTRUCTED, AND EQUIPPED IN ACCORDANCE WITH THE REQUIREMENTS, STANDARDS, AND RECOMMENDATIONS OF THE ALASKA STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION.

**ACREAGE TABLE**

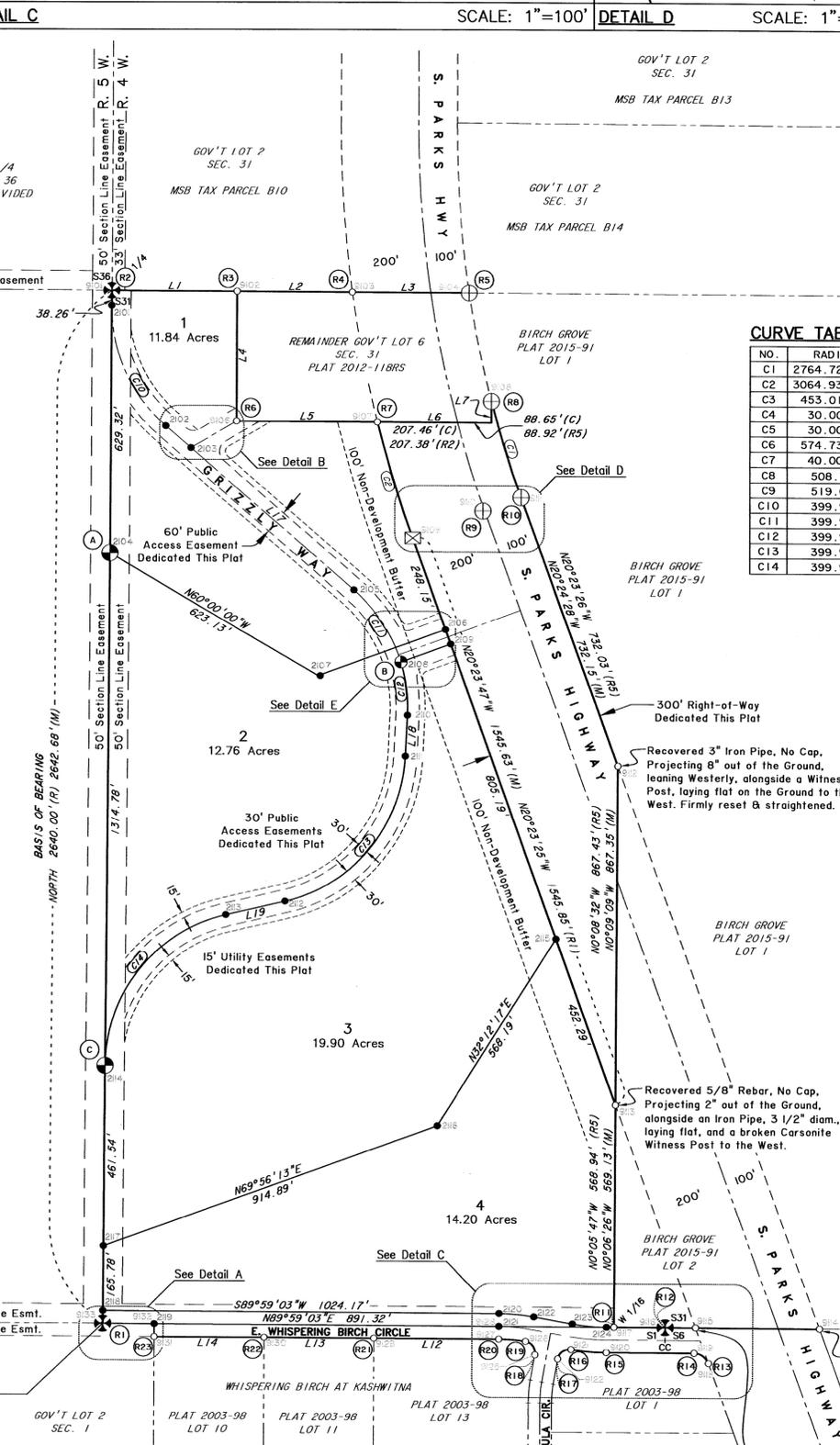
LOT 1:	11.84 Acres
LOT 2:	12.76 Acres
LOT 3:	19.90 Acres
LOT 4:	14.20 Acres
ROWS:	10.48 Acres
TOTAL:	69.18 Acres

**BASIS OF COORDINATES**

NAD 83: Lat. 61° 51' 34.204" N.  
 Long. 150° 05' 35.523" W.

NAD 27: Lat. 61° 51' 36.108" N.  
 Long. 150° 05' 27.451" W.

See Note # 4



**CURVE TABLE**

NO.	RADIUS	ARC	CHORD BEARING & DISTANCE	TANGENT	DELTA ANGLE
C1	2764.72' (R5)	255.76'	S. 17°46'39" E. 255.70'	127.98'	5°18'01"
C2	3064.93' (R4)	308.06'	S. 17°34'21" E. 307.97'	154.18'	5°45'32"
C3	453.01' (R3)	69.31'	N. 85°41'13" W. 69.25'	34.73'	8°46'00"
C4	30.00' (R3)	47.25'	N. 34°51'48" W. 42.52'	30.13'	90°13'57"
C5	30.00' (R3)	46.60'	S. 54°29'08" W. 42.06'	29.48'	89°00'01"
C6	574.73' (R3)	31.22'	S. 85°02'14" E. 91.13'	45.71'	9°05'37"
C7	40.00' (R3)	48.54'	N. 55°09'11" W. 45.62'	27.77'	69°31'45"
C8	508.73'	88.41'	S. 85°02'14" E. 88.31'	44.32'	9°57'25"
C9	519.01'	90.19'	N. 85°02'14" W. 90.09'	45.22'	9°57'25"
C10	399.96'	347.29'	S. 24°52'30" E. 336.52'	185.46'	49°45'00"
C11	399.96'	224.77'	N. 33°39'01" W. 221.85'	115.45'	32°11'58"
C12	399.96'	139.50'	N. 7°33'31" W. 138.81'	70.47'	19°59'02"
C13	399.96'	517.96'	N. 39°32'00" E. 492.57'	302.52'	74°11'59"
C14	399.96'	534.95'	S. 38°19'00" W. 496.01'	316.09'	76°38'00"

**LINE TABLE**

NO.	MEASURED DATA	RECORD DATA
L1	N. 89°56'31" W. 323.50'	N. 89°56'54" W. 323.50' (R2)
L2	N. 89°58'42" W. 297.48'	N. 89°56'54" W. 297.47' (R4)
L3	N. 89°59'29" W. 303.74'	N. 89°56'54" W. 202.44' (R4)
L4	N. 0°10'32" W. 330.24'	N. 0°08'19" W. 330.31' (R2)
L5	N. 89°57'10" W. 363.66'	N. 89°57'22" W. 363.74' (R4) (C)
L6	N. 89°57'10" W. 296.11' (C)	N. 89°57'22" W. 296.30' (R2) (C)
L7	S. 0°08'29" E. 54.99' (C)	S. 0°08'41" E. 54.61' (R5)
L8	N. 89°59'47" W. 319.94'	N. 89°59'48" E. 320.04' (R5)
L9	N. 89°59'11" E. 78.40'	N. 89°57'42" E. 78.25' (R5)
L10	N. 89°53'03" E. 132.34'	N. 89°57'22" E. 132.45' (R5)
L11	N. 89°56'50" E. 226.70'	N. 89°57'23" E. 226.66' (R3)
L12	N. 89°58'47" W. 323.90'	N. 89°59'19" E. 323.99' (R3)
L13	N. 89°59'19" E. 283.64'	N. 89°59'19" E. 283.66' (R3)
L14	N. 89°55'44" E. 283.74'	N. 89°59'19" E. 283.62' (R3)
L15	N. 89°56'31" E. 19.17'	-
L16	N. 89°58'42" W. 297.48'	-
L17	N. 89°59'29" W. 303.74'	-
L18	S. 0°10'32" W. 330.24'	-
L19	S. 89°57'10" W. 363.66'	-
L20	S. 89°59'03" W. 277.53'	-

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT I AM PROPERLY REGISTERED AND LICENSED TO PRACTICE LAND SURVEYING IN THE STATE OF ALASKA, THAT THIS PLAT REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, THAT THE MONUMENTS SHOWN HEREON ACTUALLY EXIST AS DESCRIBED, AND THAT ALL DIMENSIONS AND OTHER DETAILS ARE CORRECT.

DATE: JUN 28 2016  
 JON C. GUFFEY  
 REGISTERED LAND SURVEYOR NO. LS-14463



**CERTIFICATE OF OWNERSHIP AND DEDICATION**

I, THE UNDERSIGNED, HEREBY CERTIFY THAT I AM THE DIRECTOR, DIVISION OF MINING, LAND AND WATER AND THAT THE STATE OF ALASKA IS THE OWNER OF ASLS 2016-05, AS SHOWN HEREON. I HEREBY APPROVE THIS SURVEY AND PLAT FOR THE STATE OF ALASKA, AND DEDICATE FOR PUBLIC OR PRIVATE USE AS NOTED, ALL EASEMENTS, PUBLIC UTILITY AREAS, AND RIGHTS-OF-WAY AS SHOWN AND DESCRIBED HEREON.

DATE: BRENT W. GOODRUM, DIRECTOR  
 DIVISION OF MINING, LAND AND WATER  
 550 W. 7TH AVE., SUITE 1070  
 ANCHORAGE, AK 99501-3579

**NOTARY'S ACKNOWLEDGEMENT**

SUBSCRIBED AND SWORN TO BEFORE ME THIS 28 DAY OF JUNE, 2016.

FOR: \_\_\_\_\_

NOTARY PUBLIC FOR ALASKA  
 MY COMMISSION EXPIRES \_\_\_\_\_

**PLANNING AND LAND USE DIRECTOR'S CERTIFICATE**

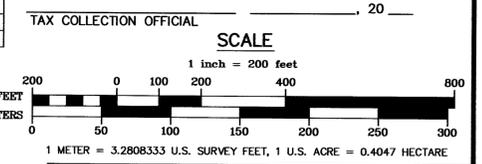
I CERTIFY THAT THIS SUBDIVISION PLAN HAS BEEN FOUND TO COMPLY WITH THE LAND SUBDIVISION REGULATIONS OF THE MATANUSKA-SUSITNA BOROUGH AND THAT THE PLAT HAS BEEN APPROVED BY THE PLATTING AUTHORITY BY PLAT RESOLUTION NUMBER \_\_\_\_\_ DATED \_\_\_\_\_, 2016, AND THAT THIS PLAT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE RECORDER IN THE PALMER AND TALKEETNA RECORDING DISTRICTS IN WHICH THE PLAT IS LOCATED.

PLANNING AND LAND USE DIRECTOR  
 ATTEST: \_\_\_\_\_  
 PLATTING CLERK

**CERTIFICATION OF PAYMENT OF TAXES**

I HEREBY CERTIFY THAT ALL CURRENT TAXES AND SPECIAL ASSESSMENTS THROUGH 2016 AGAINST THE PROPERTY, INCLUDED IN THE SUBDIVISION OR RESUBDIVISION HEREON HAVE BEEN PAID.

TAX COLLECTION OFFICIAL: \_\_\_\_\_, 2016



DATE OF SURVEY: <u>June 28, 2016</u>	Jon C. Guffey, RLS Global Positioning Services, Inc. 2603 Blueberry Rd. Anchorage, Alaska 99503
STATE OF ALASKA DEPARTMENT OF NATURAL RESOURCES DIVISION OF MINING, LAND & WATER ANCHORAGE, ALASKA	
ALASKA STATE LAND SURVEY NO. 2016-05	
PRAIRIE HOME SUBDIVISION AND REPLAT OF GOV'T LOT 4, SECTION 31, TOWNSHIP 21 NORTH, RANGE 4 WEST, SEWARD MERIDIAN AND LOT 2, ALASKA STATE LAND SURVEY NO. 97-72 CREATING LOTS 1-4 CONTAINING 69.18 ACRES, MORE OR LESS LOCATED WITHIN SECTION 31, TOWNSHIP 21 NORTH, RANGE 4 WEST, SEWARD MERIDIAN, ALASKA PALMER RECORDING DISTRICT	
DRAWN BY: <u>LAL</u>	APPROVAL RECOMMENDED
DATE: <u>AUG 2016</u>	STATEWIDE PLATTING SUPERVISOR _____ DATE _____
SCALE: <u>1" = 200'</u>	CHECKED: <u>J.C.G.</u> DNR FILE NO. <u>ASLS 20160005</u>

**PRELIMINARY SUBMITTAL 8/25/2016**

**MONUMENTS RECOVERED**

9133  
R1

Recovered Iron Post, 3 ins. diam., with Brass Cap, Marked as Shown, Projecting 2 ins. Out of the Ground, Firmly set, in Good Condition, from which,

1998 Bearing Trees  
BT 1 6" Spruce N.31°E., 18.8 ft.  
BT 2 8" Spruce S.51°E., 71.6 ft.  
BT 3 7" Uprooted Spruce S.29°W., 46.6 ft.

New 2016 Bearing Tree  
BT 4 10" Birch S.24°W., 52.4 ft.

Original 1916 Bearing Trees were not found.

9101  
R2

Recovered Iron Post, 3 ins. diam., with Brass Cap, Marked as Shown, Projecting 8 ins. Out of the Ground, Firmly set, in Good Condition, from which,

1998 Bearing Trees  
BT 1 6" Spruce N.43°E., 12.3 ft.  
BT 2 6" Broken Spruce S.22°30'E., 15.9 ft.  
BT 3 6" Spruce N.40°W., 8.9 ft.

New 2016 Bearing Tree  
BT 4 5" Spruce S.65°E., 24.4 ft.

Original 1916 Bearing Trees were not found.

9102  
R3

Recovered Rebar, 5/8 ins. diam., with Aluminum Cap, 1 1/2 ins. diam., Marked as shown, Projecting 2" Out of the Ground, Firmly set, in Good Condition.

9103  
R4

Recovered Rebar, 5/8 ins. diam., with Aluminum Cap, 1 1/2 ins. diam., Marked as shown, Projecting 2" Out of the Ground, Firmly set, in Good Condition, from which exists,

A Telephone Pedestal 1 ft. Northeastly,  
An ATV trail 5 ft. to the East.

9104  
R5

Recovered Rebar, 5/8 ins. diam., with Aluminum Cap, 2 1/2 ins. diam., Marked as Shown, 2 ins. Below the Ground, Firmly set, in Good Condition, from which,

1998 Accessories  
RM 1 1 1/2" Aluminum Cap East, 10.0 ft. (Record: S.89°57'E.)  
BT 2 12" Cottonwood S.76°E., 44.6 ft. (Record: S.75°57'E.)  
BT 3 10" Spruce S.25°W., 64.2 ft. (Record: N.25°04'W.)

9106  
R6

Recovered Rebar, 5/8 ins. diam., with Aluminum Cap, 1 1/2 ins. diam., Marked as shown, Projecting 2" Out of the Ground, Firmly set, in Good Condition.

9107  
R7

Recovered Rebar, 5/8 ins. diam., with Aluminum Cap, 1 1/2 ins. diam., Marked as shown, Projecting 2 ins. Out of the Ground, Firmly set, in Good Condition.

9105  
R8

Recovered Rebar, 5/8 ins. diam., with Aluminum Cap, 2 1/2 ins. diam., Marked as Shown, 2 ins. Below the Ground, Firmly set, in Good Condition, from which,

1998 Bearing Trees  
BT 1 12" Spruce N.31°E., 34.7 ft. (Record: N.31°03'E.)  
BT 2 7" Spruce N.60°30'E., 27.3 ft. (Record: N.60°22'E.)  
BT 3 7" Spruce S.71°30'E., 38.0 ft. (Record: S.71°44'W.)

and a Witness Post 1 ft. North.

9110  
R9

Recovered Primary Centerline PC Monument as noted in the State of Alaska DOT & PF Right-of-Way Map, Project No. MGE-0527(14), Parks Highway MP 72-83 Rehabilitation, Willow Creek to Kashwina River, Recorded as Plat No. 2009-1, 1/15/2009, Palmer Recording District.

Found firmly set, in Good Condition. Flush with the Asphalt surface.

9111  
R10

Recovered Rebar, 5/8 ins. diam., with Aluminum Cap, 2 1/2 ins. diam., Marked as shown, flush with the Ground, Firmly set, in Good Condition, from which,

1998 Bearing Trees  
BT 1 5" Spruce N.11°E., 71.6 ft. (Record: N.10°50'E.)  
BT 2 8" Spruce N.38°30'E., 52.5 ft. (Record: N.38°33'E.)  
BT 3 9" Spruce N.68°W., 46.1 ft. (Record: N.68°14'W.)

9117  
R11

Recovered Rebar, 5/8 ins. diam., with Aluminum Cap, 1 1/2 ins. diam., embedded inside an Iron Tube, flush with the Ground, Firmly set, in Good Condition, from which,

A Witness Post 6 ins. to the East.

9115  
R12

Recovered Iron Post, 3 ins. diam., with Brass Cap, Marked as Shown, Projecting 18 ins. Out of the Ground, Firmly set, in Good Condition, from which,

A Witness Post 1 ft. to the West.  
Original 1916 Bearing Trees were not found.

9116  
R13

Recovered Rebar, 5/8 ins. diam., with Aluminum Cap, 1 1/2 ins. diam., Marked as shown, Projecting 9 ins. out of the Ground, in Good Condition.

Firmly reset monument to Project 1 in. out of the Ground.

9118  
R14

Recovered Rebar, 5/8 ins. diam., with Aluminum Cap, 1 1/2 ins. diam., Marked as shown, 3 ins. Below the Ground, Firmly set, in Good Condition, from which,

A Sign for the Whispering Birch at Kashwina Subdivision exists 2 ft. Southeastly.

9119  
R15

Recovered Rebar, 5/8 ins. diam., with Aluminum Cap, 1 1/2 ins. diam., Projecting 10 ins. out of the Ground, Firmly set, in Good Condition.

9121  
R16

Recovered Rebar, 5/8 ins. diam., with Aluminum Cap, 1 1/2 ins. diam., 1 in. Below the Ground, Firmly set, in Good Condition.

9122  
R17

Recovered Rebar, 5/8 ins. diam., with Aluminum Cap, 1 1/2 ins. diam., 1 in. Below the Ground, Firmly set, in Good Condition.

9125  
R18

Recovered Rebar, 5/8 ins. diam., with Aluminum Cap, 1 1/2 ins. diam., Projecting 1 in. out of the Ground, Firmly set, in Good Condition, from which,

A Fence stake 6 ins. to the East.

9126  
R19

Recovered Rebar, 5/8 ins. diam., with Aluminum Cap, 1 1/2 ins. diam., Flush with the the Ground, Firmly set, in Good Condition, from which,

A Fence stake 3 ins. to the East.

9127  
R20

Recovered Rebar, 5/8 ins. diam., with Aluminum Cap, 1 1/2 ins. diam., Projecting 3 ins. out of the Ground, Firmly set, in Good Condition, from which,

An Electric Pedestal 1 ft. to the East.

9128  
R21

Recovered Rebar, 5/8 ins. diam., with Aluminum Cap, 1 1/2 ins. diam., Flush with the the Ground, Firmly set, in Good Condition, from which,

A Fence stake 6 ins. to the North.

9130  
R22

Recovered Rebar, 5/8 ins. diam., with Aluminum Cap, 1 1/2 ins. diam., Flush with the the Ground, Firmly set, in Good Condition, from which,

A Fence stake 8 ins. to the North.

9131  
R23

Recovered Rebar, 5/8 ins. diam., with Aluminum Cap, 1 1/2 ins. diam., Flush with the the Ground, Firmly set, in Good Condition, from which,

A Fence stake 4 ins. to the North.

**PRIMARY MONUMENTS TO BE SET THIS SURVEY**

2104  
A

Set an Aluminum Post, 2 1/2 ins. diam., 28 ins. long, X ins. in the ground with a magnet in a gray plastic case at the base of the monument with a Carsonite Witness Post to the XXXXX.

2108  
B

Set an Aluminum Post, 2 1/2 ins. diam., 28 ins. long, X ins. in the ground with a magnet in a gray plastic case at the base of the monument with a Carsonite Witness Post to the XXXXX.

2114  
C

Set an Aluminum Post, 2 1/2 ins. diam., 28 ins. long, X ins. in the ground with a magnet in a gray plastic case at the base of the monument with a Carsonite Witness Post to the XXXXX.

**TYPICAL SECONDARY MONUMENT TO BE SET**

Set a 2 1/2" Aluminum Cap on a 5/8" Rebar, 30" Long, Driven 26"-30" in the ground Drive a 3/4" x 1" Wooden Lathe 4 ft. Long, North of the Cor.

RECEIVED  
JUN 28 2016  
PLATTING

DATE OF SURVEY Beginning: June 28, 2016 Ending: Some Month 1, 2016	Jon C. Guffey, RLS Global Positioning Services, Inc. 2603 Blueberry Rd. Anchorage, Alaska 99503
STATE OF ALASKA DEPARTMENT OF NATURAL RESOURCES DIVISION OF MINING, LAND & WATER ANCHORAGE, ALASKA	
<b>ALASKA STATE LAND SURVEY NO. 2016-05</b>	
PRAIRIE HOME SUBDIVISION AND REPLAT OF GOV'T LOT 4, SECTION 31, TOWNSHIP 21 NORTH, RANGE 4 WEST, SEWARD MERIDIAN AND LOT 2, ALASKA STATE LAND SURVEY NO. 97-72 CREATING LOTS 1-4 CONTAINING 69.18 ACRES, MORE OR LESS LOCATED WITHIN SECTION 31, TOWNSHIP 21 NORTH, RANGE 4 WEST, SEWARD MERIDIAN, ALASKA PALMER RECORDING DISTRICT	
DRAWN BY: LAL	APPROVAL RECOMMENDED
DATE: AUG 2016	STATEWIDE PLATTING SUPERVISOR DATE
SCALE: N/A	CHECKED: J.C.G. DNR FILE NO. ASLS 20160005

4D

**STAFF REVIEW AND RECOMMENDATIONS  
PUBLIC HEARING  
OCTOBER 20, 2016**

PRELIMINARY PLAT:      **PARADISE DREAMS MSP & (10' UE)**  
LEGAL DESCRIPTION:    **SEC 25, T18N, R01W, SEWARD MERIDIAN, AK**  
PETITIONER(S):        **LARRY E. & MARY M. WEISHEIM**  
SURVEYOR/ENGINEER:   **KEYSTONE SURVEYING/PIONEER ENGINEERING**  
ACRES: 18.9 ±            **PARCELS: 18**  
REVIEWED BY:            **AMY OTTO-BUCHANAN**                    **CASE: 2016-120 & 121**

**REQUEST:** The request is to create 18 lots from Lot 5, Paradise Lake, Plat No. 71-49, Section 25, Township 18 North, Range 01 West, SM AK, to be known as PARADISE DREAMS MASTER PLAN, containing 18.9+ acres. Access will be from newly constructed streets. The Master Plan will be in three phases. Petitioner is also proposing to eliminate a 10' wide utility easement on the west, north and east sides, as it will no longer be needed with the granting of 15' wide utility easements adjoining the new streets and the granting of a 15' wide utility easement on the north boundary.

**EXHIBITS**

Vicinity Map, Aerial Photo, Bare Earth Imagery	<b>Exhibit A – 3 pgs</b>
Petition for...Modification of Utility...Easements	<b>Exhibit B – 3 pgs</b>
Geotechnical Engineering Report	<b>Exhibit C – 7 pgs</b>

**AGENCY COMMENTS**

Department of Public Works Operations & Maintenance	<b>Exhibit D - 1 pg</b>
Planning-Development Services	<b>Exhibit E – 1 pg</b>
Land & Resource Management Division	<b>Exhibit F - 1 pg</b>
Pre-Design Division	<b>Exhibit G – 2 pgs</b>
Department of Emergency Services & #130 FSA	<b>Exhibit H – 1 pg</b>
Utilities	<b>Exhibit I – 3 pgs</b>
Agencies	<b>Exhibit J - 2 pgs</b>
Site visit report with photos August 24, 2016	<b>Exhibit K – 6 pgs</b>
General Public	<b>Exhibit L – 3 pgs</b>

**DISCUSSION:**

The subject parcel is located northwest of N. Wasilla-Fishhook Road, northeast of Paradise Lake and directly south of E. Paradise Lane. Access will be from newly constructed streets and two cul-de-sacs, namely, as shown on the preliminary plat, N. Vision Street and E. Dreamland Circle. Staff notes it will be necessary to name both the west cul-de-sac and the east cul-de-sac. One can be E. Dreamland Circle. Staff also notes that N. Vision Street will need to be renamed, as it is a duplicate (see **Recommendation #9**). Plat note states access

only from interior streets; no other access is allowed. All right-of-ways will be 60' in width, with adjoining 15' wide utility easements; streets will be constructed to Borough residential street standards. Lot sizes range from .92 acres to 1.01 acres.

Petitioner is dedicating additional right-of-way outside of the portion of N. Wasilla-Fishhook Road, as it existed at the time Lot 5, Paradise Lake, Plat No. 71-49 was created. The exact right-of-way cannot be determined. It is the intent of the dedication to grant from the southeasterly right-of-way line of N. Wasilla-Fishhook Road as shown on this plat to the easterly extent of the petitioner's property and to extend or contract to be coincident with the right-of-way line as it existed at the time of the creation of Lot 5. A plat note reflecting this information is on the plat. With this additional dedication, it will be 33' from the centerline of the existing road of N. Wasilla-Fishhook Road.

**Petition for Modification of Utility Easements:** Petition to eliminate the existing 10' wide utility easement on the west, north and east side of the parcel is at **Exhibit B**. This easement will no longer be necessary, as petitioner will be granting a 15' wide utility easement adjoining all streets and cul-de-sacs, and also a 15' wide utility easement south adjoining E. Paradise Lane. The elimination of the 10' wide utility easement will be shown on Phase 1 and recorded with the Phase 1 plat. Assembly approval of the elimination of the 10' wide utility easement is required (see **Recommendations #1 & 2**).

**Soils:** Geotechnical report, submitted per MSB 43.20.281(A) at **Exhibit C**. Bill Klebasadel, PE, Pioneer Engineering, LLC, notes the soils evaluation included visual analyses of each of the lots, three new testholes, a review of topography information and direct observations of the site. Most of the lots are fairly flat. Proposed Lots 14 & 15 are slightly higher in elevation and a small ridge runs along the property line between Lots 3 & 4; no grades over 25% were noted. The total elevation differential across the entire 19 acres was approximately 15'. There are no existing structures on the parent parcel, which is predominantly covered with native vegetation and trees, with the exception of the old roadway, which has a modest amount of immature tree and shrub sprouts. Three new testholes were excavated; strategically sited in central portions of each phase. Testhole #1 was excavated to 17', with 2' of well graded gravels with a small layer of silty material below and with clean gravels for the remainder. Testholes #2 and #3 were advanced to 10.5'. Both contained a top layer of silty material, with clean gravels below, with the exception of #3 which contained a number of larger cobbles. No percolation tests were performed, but are recommended for properly sizing future septic systems. No groundwater was encountered. Based on the available soils and water table information, topography, MSB code, and observations at the site, each lot will have at least 10,000 sf of useable septic area and 10,000 sf of useable building area. Testhole location map and soil logs are attached.

**Preliminary Drainage Plan:** Drainage arrows are provided on the attached map to show drainage along the proposed roads and general drainage patterns in the area.

**Road Construction:** Currently an existing driveway/roadway provides access to the parent parcel from N. Wasilla-Fishhook Road. New access for the subdivision will be from E. Paradise Lane and will remove the existing access point onto N. Wasilla-Fishhook Road. N.

Vision Street will supply access to the four lots in Phase 1, with a tee intersection. The tee intersection will be the beginning point for Phase 2 and 3, with both phases terminating at cul-de-sacs at the end of E. Dreamland Circle. Access will be constructed in three phases. The first construction phase will build N. Vision Street with a tee turnaround at its southern terminus. The second phase will construct eastward to the cul-de-sac terminus; the third phase will construct westward to the cul-de-sac. All road segments will be constructed to residential street standards as defined in the MSB Construction Manual (SCM) All gravel material for construction of the roads will be obtained on site, but not from within the road prism.

**Access:** Legal and physical access to the proposed lots are required pursuant to MSB 43.20.100 Access Required, MSB 43.20.120 Legal Access and MSB 43.20.140 Physical Access. Access requirements will be met once internal streets are constructed. Pursuant to MSB 43.20.320 Frontage, each lot will have 60' frontage, once streets are constructed.

**Comments:** Department of Public Works Operations & Maintenance (**Exhibit D**) Road Superintendent recommends a minimum two 18" CMPs to be installed at the intersection of N. Vision Street and E. Paradise Lane and the second at N. Vision Street and E. Dreamland Circle. Planning Development Services Division (**Exhibit E**) has no comments. Land and Resource Management Division (**Exhibit F**) notes no MSB owned lands are affected and has no objection to the subdivision or utility easement change. Pre-Design Division (**Exhibit G**) states that it appears the Platting Board intended to provide access to the large parcel to the north via the Olga Circle cul-de-sac which would allow for two access points in case of fire or other disaster. This reasoning is still valid and the developer should provide a second access to Olga Circle. An access to the lots to the south also keeps maintenance/snowplow trucks, garbage trucks, school buses, fire trucks and any other vehicles that have to travel into this area on a daily or weekly schedule from having to service this subdivision, then drive out to Wasilla-Fishhook (a higher classification road) and then back onto Olga Circle. *On reconsideration, Pre-Design Division amended their comments, stating: In regard to making a connection north from Olga Circle, it appears topography will make this difficult. Routing more traffic onto Olga Circle could also be a problem since the intersection of Olga and Wasilla-Fishhook has poor sight distance. Because of the factors mentioned above, I believe it is prudent to withdraw our comments regarding this particular connection. We continue to support additional connections into subdivisions when practical (when topography and other factors allow).* Department of Emergency Services (**Exhibit H**) and #130 Fire Service Area Central Mat –Su have no objections; access meets the minimum requirements during all three phases of the project. Site visit report with photos August 24, 2016 at **Exhibit K**.

**Utilities:** (**Exhibit I**) GCI approved as shown. MEA requests a 20' wide utility easement centered on the common lot line of Lot 11 and Lot 12, running south from E. Dreamland Circle (see **Recommendation #8**). Enstar has no comments, recommendations or objections. MTA did not respond.

**Agencies:** (**Exhibit J**) ADOT&PF notes no direct access will be granted onto N. Wasilla-Fishhook Road. They approve the plat, but again, suggest the petitioner consider adding a connection to E. Olga Circle to provide the subdivision two points of access. *Staff notes a*

*plat note regarding access at Plat Note #4. Staff refers to Pre-Design Division comments regarding a connection to E. Olga Circle.*

**General Public:** (Exhibit L) Linda Fisch, owner of Lot 1, Paradise Lake, to the west, objects to the subdivision as she feels there are already empty spec lots on numerous subdivisions. She does not want any more traffic on Paradise Lane and suggests the driveway from Wasilla Fishhook should be used for access. She states none of us in this area are welcoming to this subdivision. Ms. Fisch's full comments are at **Exhibit L**.

At the time of staff report write-up, there were no responses to the Request for Comments (RFC) from US Army Corps of Engineers; ADF&G; Road Service Area #28 Gold Trail; MSB Assessments and Permit Center; or MTA.

**CONCLUSION:** The preliminary plat of Paradise Dreams Master Plan and the modification of the 10' wide utility easement are consistent with AS 29.40.070 Platting Regulations, MSB 43.15.016 Preliminary Plats and MSB 43.15.032 Modification of Utility Easements. There were no objections to the plat from any federal or state agency, Borough department or utilities. One objection was received from the general public in response to the Notice of Public Hearing, which did not address any violation of code for this platting action. Legal and physical access will be provided to the proposed lots, consistent with MSB 43.20.100 Access Required, MSB 43.20.120 Legal Access and MSB 43.20.140 Physical Access. Frontage for the subdivision will exist pursuant to MSB 43.20.320 Frontage. The engineer has provided a geotechnical report pursuant to MSB 43.20.281(A).

#### **RECOMMENDATION FOR APPROVAL OF PRELIMINARY PLAT**

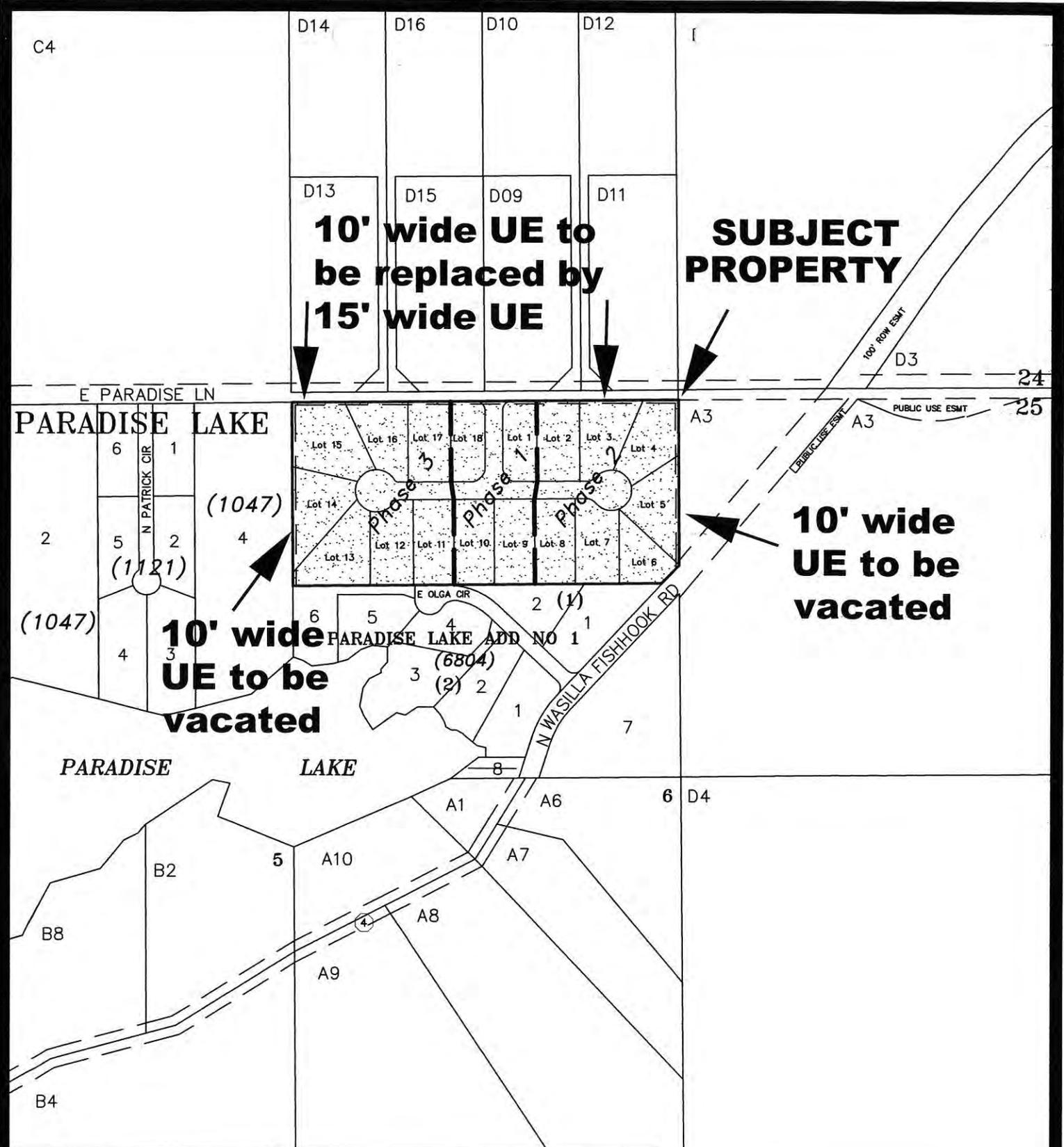
**Suggested motion: "I move to approve the Master Plan of Paradise Dreams and the modification of the 10' wide utility easement, Section 25, Township 18 North, Range 01 West, Seward Meridian, Alaska, contingent on staff recommendations:"**

1. The modification of the 10' wide utility easement will be shown on Phase 1 and recorded with the Phase 1 plat.
2. Obtain approval from the Assembly for the modification of the 10' wide utility easement.
3. Taxes and special assessments must be current prior to the recording of each phase plat, pursuant to MSB 43.15.053(F) and AS 40.15.020. Pay taxes and special assessments (LIDs) by certified funds or cash.
4. Pay mailing and advertising fees.
5. Construct the street and cul-de-sacs to residential street standards:
  - a. Submit cost estimate, arrange a pre-construction meeting with Department of Public Works (DPW), pay inspection fee and obtain a Notice to Proceed from Platting staff. Submit the *No Engineer Left Behind* for final road inspection.
  - b. Provide DPW acceptance of the roads to Platting staff.
6. Provide updated Certificate to Plat executed within 90 days of recording and submit Beneficiary Acknowledgement for any holder of a beneficial interest, for each phase plat.
7. Show or list all easements of record on each phase plat.
8. In Phase 3, grant the 20' wide utility easement centered on the common lot line of Lot 11 and Lot 12, as requested by MEA.

9. Obtain approval of road names from Platting Assistant for Phase 1.
10. Submit recording fee payable to State of Alaska, Department of Natural Resources (SOA/DNR), for each phase plat.
11. Submit each phase final plat in full compliance with Title 43.

**FINDINGS for PRELIMINARY PLAT**

- 1) The plat of Paradise Dreams Master Plan is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.016 Preliminary Plats.
- 2) The modification of the 10' wide utility easement is consistent with MSB 43.20.032 Modification of Utility Easements.
- 3) There were no objections to the plat from any federal or state agencies, Borough departments, or utilities.
- 4) One objection was received from the general public in response to the Notice of Public Hearing, which did not address any violation of code for this platting action.
- 5) At the time of staff report write-up, there were no responses to the Request for Comments (RFC) from US Army Corps of Engineers; ADF&G; Road Service Area #28 Gold Trail; MSB Assessments and Permit Center; or MTA.
- 6) Lot sizes and useable area are consistent with MSB 43.20.281 Area.
- 7) Petitioners' engineer of record submitted an engineering statement pursuant to MSB 43.20.281(A) Area, verifying proposed lots have 10,000 sf of contiguous useable septic area and 10,000 sf of buildable area.
- 8) Frontage for the subdivision will exist pursuant to MSB 43.20.320 Frontage.
- 9) Legal and physical access will be provided to the proposed lots, consistent with MSB 43.20.100 Access Required, MSB 43.20.120 Legal Access, and MSB 43.20.140 Physical Access.
- 10) Plat note states that access only from interior streets; no other access is allowed.
- 11) Names of the street and the two cul-de-sacs will need to be approved by the Platting Assistant.
- 12) With the additional dedication proposed by the petitioner, the total right-of-way width will be 33' from the centerline of the existing road of N. Wasilla-Fishhook Road.



**VICINITY MAP**

PROPOSED PARADISE DREAMS MASTER PLAN  
 LOCATED WITHIN  
 SECTION 25, T18N, R01W, SEWARD MERIDIAN,  
 ALASKA

WASILLA 06 MAP

**EXHIBIT A - 1**

**KINGS LAKE**

PARADISE

PATRICK

WASILLA-FISHHOOK

OLGA

EXHIBIT A-2

PARADISE

PATRICK

WASILLA-FISHHOOK

OLGA

EXHIBIT A-3

RECEIVED

AUG 30 2016

Matanuska-Susitna Borough  
Telephone (907) 745-9874

350 East Dahlia Avenue  
Palmer, Alaska 99645-6488

PLATTING

PETITION FOR VACATION OR MODIFICATION OF UTILITY, SLOPE, SNOW STORAGE, DRAINAGE, SANITATION, BUFFERS OR SCREENING EASEMENTS

Comes now the undersigned, Larry & Mary Weisheim, and petitions the Matanuska-Susitna Borough to vacate or modify the utility, slope, snow storage, drainage, sanitation, buffers or screening easement(s) lying within the following described property, to-wit:  
LOT 5, Paradise Lake Subdivision

Said easement(s) being more fully described as: (as shown on attached)  
10' wide utility easements

NOTE: Utility easement vacations will require non-objection letters from the service area utility companies as a condition of approval.

Submitted herewith are the following:

1. A copy of the as-built showing the easement(s) to be vacated/modified (if due to encroachment)
2. \$500.00 Public Hearing Fee
3. Certificate to Plat

The action sought by this petition is for the following reasons: (ATTACH PAGES, IF NEEDED)

Easements are no longer necessary. Utilities are in place in other locations. New utility easements are being dedicated on the plat in needed locations. Utility companies don't like to run utilities down lot lines as it causes access issues. Roads are being created with accompanying utility easements.

APPLICANT OR OWNER Name: Larry & Mary Weisheim  
Mailing Address: PO Box 110189 Anchorage, Ak. Zip: 99511-0189  
Contact Person: Ethan Williams Phone: 232-8382

SURVEYOR Name (FIRM): Ken Stone Surveying  
Mailing Address: PO Box 2216 Palmer Ak Zip: 99645  
Contact Person: Gary Phone: 376-7811

**SIGNATURES OF PETITIONER(S):**

Larry E Weisheim Mary M Weisheim

**NOTARY ACKNOWLEDGEMENT:**

SUBSCRIBED and SWORN to (or affirmed) before me this 29 day of August

2016, by Larry E Weisheim and Mary M Weisheim  
(name of signers(s))



Ethan Williams  
NOTARY PUBLIC in & for Alaska  
My Commission Expires: 6-20-2018



**THIS AREA TO BE COMPLETED BY THE MATANUSKA-SUSITNA BOROUGH**

THE APPLICATION HAS BEEN REVIEWED AND FOUND TO MEET SUBMITTAL STANDARDS AS NOTED ABOVE.

8/3/16  
DATE

Army G. Othman  
PLATTING DIVISION REPRESENTATIVE

SCHEDULED FOR PLATTING BOARD MEETING OF: 10/20/16





Pioneer Engineering LLC  
Professional, Reliable, Local

---

August 29, 2016

**RE: Proposed "Paradise Dreams" Subdivision  
Usable Area Report  
Paradise Lake, Lot 5**

RECEIVED

SEP 01 2016

PLATTING

Fred Wagner  
Platting Officer, Mat-Su Borough  
350 E. Dahlia Ave.  
Palmer, AK 99645

Dear Mr. Wagner,

**Usable Area:** In coordination with Keystone Surveying, we performed a soils investigation for the above-referenced proposed subdivision. The project will create 18 lots, ranging in size from 0.92 to 1.03 acres from the parent parcel containing approximately 18.96 acres. Development of the lots will occur in 3 successive construction phases. This soils evaluation includes visual analyses of each of the lots, three new test holes, a review of topography information and direct observations of the site.

**Access:** Currently an existing driveway and roadway provides access to the parent parcel from N. Wasilla-Fishhook Road. The proposed subdivision would provide access off of E. Paradise Lane and would remove the existing access point. The proposed access drive (N Vision Street) would supply access to the four lots in Phase 1, with a tee intersection. The tee intersection would be the beginning point for phases 2 and 3, with both phases terminating at cul-de-sacs at the end of E Dreamland Circle. Phase 2 and 3 would encompass 7 lots each.

**Topography:** Most of the lots are fairly flat. The lots 14 and 15 are slightly higher in elevation and a small ridge runs along the property line between lots 3 & 4. Except for those two features that provided a minor elevation change, no grades over 25% were noted. The total elevation differential across the entire +19 acres was approximately 15 feet.

**Vegetation & Soils:** There are no existing structures on the parent parcel. The parent parcel is predominantly covered with native vegetation and trees, with the exception of the existing driveway/roadway, which has a modest amount of immature tree and shrub sprouts.

**Test Holes:** Three new test holes were excavated and inspected on August 17, 2016 within the proposed subdivision area as shown on the Plat. The test holes were strategically sited in central portions of each phase. Test Hole #1 was excavated to 17 feet deep within the existing road bed. The road bed contained two feet of well graded gravels with a small layer of silty material below and with clean gravels for the remainder of the pit. Test Holes #2 and #3 were advanced to 10.5 feet. Both contained a top layer of silty material, with clean gravels below, with exception of #3 which contained a number of larger cobbles.

EXHIBIT C -/



Pioneer Engineering LLC  
Professional, Reliable, Local

---

No percolation tests were performed, but are recommended for properly sizing future septic systems.

**Road Construction:** Access to the lots in the subdivision is planned to be constructed in three phases. The first construction phase will consist of building N Vision Street with a “T” turnaround at its southern terminus. The second phase will consist of constructing E Dreamland Circle either westward or eastward to their cul-de-sac termini. Phase 3 will require construction of the other end of E Dreamland Circle. All road segments will be constructed to Residential Standards as defined in the 1991 MSB Subdivision Construction Manual. All gravel material for construction of the roads will be obtained onsite (but not from within the road prism).

**Groundwater:** No groundwater was encountered in any of the test holes.

**Flood Hazard Reduction:** The proposed subdivision is not located in any Flood Hazard Area on FIRM Panel 02170C7238E.

**Useable Area:** The proposed lots have very few limitations on areas defined by MSB code as *useable septic area* or *useable building area*. Useable septic areas will not be limited by lot lines. Due to the size of the lots, setbacks to future water wells should present little influence to siting of septic drainfields.

Based on the available soils & water table information, topography, MSB Title 43 Code definitions, and my observations at the site, *each lot will have at least 10,000 square feet of usable building area and at least 10,000 square feet of usable septic area as required by MSB 43.20.280 AREA.*

If you have any questions, please do not hesitate to contact me. Thank you for your time.

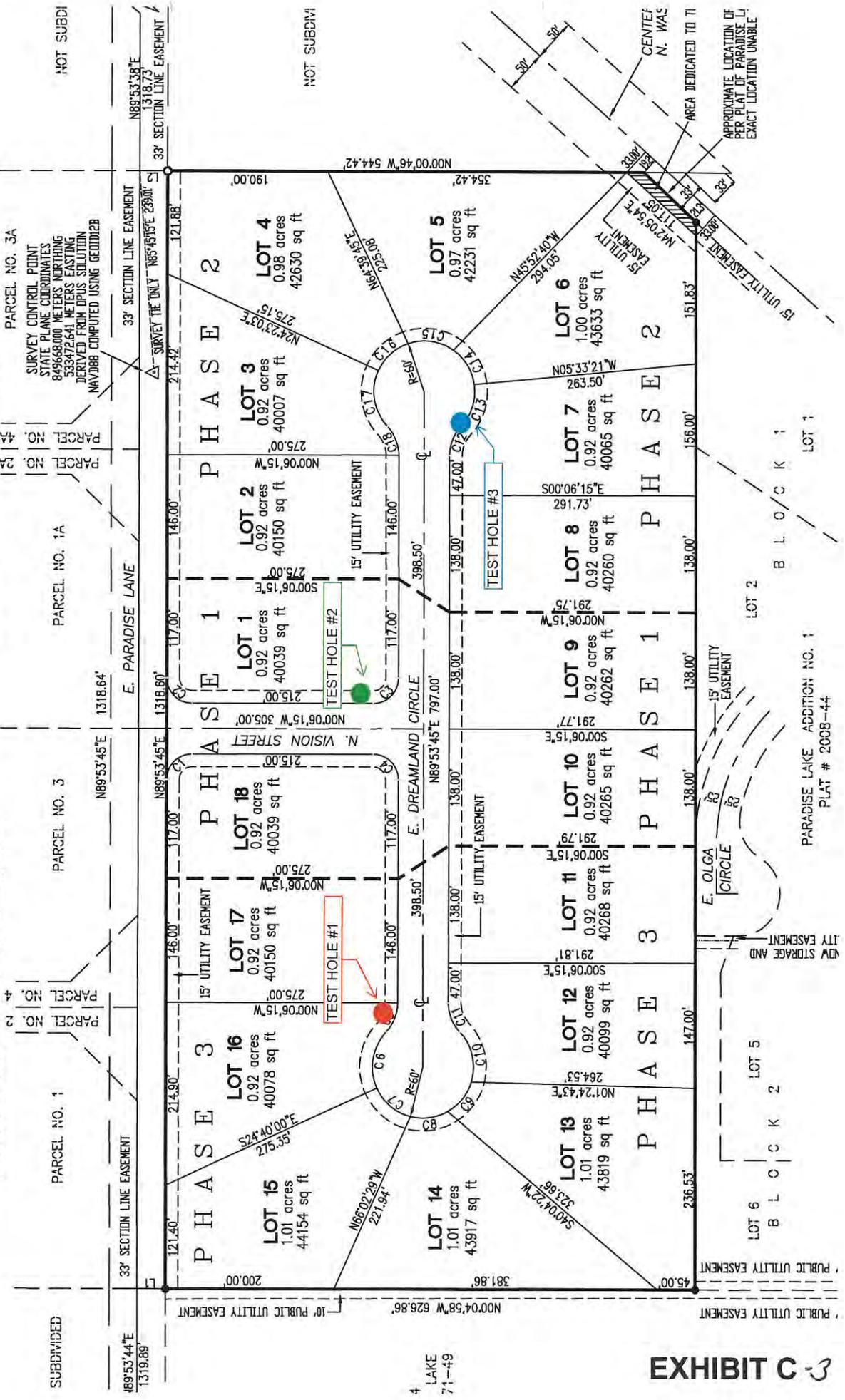
Sincerely,

Bill Klebesadel, P.E.  
Owner/Principal Engineer,  
Pioneer Engineering LLC  
16547 E Smith Road  
Palmer, AK 99645  
907-863-2455



MATANUSKA-SUSITNA BOROUGH WAIVER RESOLUTION SERIAL NO. 2005-233-PH7  
 RECORDED AT RECEPTION SERIAL NO. 2005-037267-0 AND  
 RE-RECORDED AT RECEPTION SERIAL NO. 2013-027774-0

MATANUSKA-SUSITNA BOROUGH WAIVER RESOLUTION SERIAL NO. 2005-232-PH6  
 RECORDED AT RECEPTION SERIAL NO. 2005-037266-0



# SOIL LOG

Job Number: 2016-KS-001

Project Location: Paradise Lake, Lot 5

Logged By: Hans Hill

Date: 08-17-16

## TEST HOLE NO. 1

Depth (feet)	Description
0	
1	Well graded gravels, grey, dry, (GW)
2	
3	Silty gravels, brown-red, dry, (GM)
4	Sandy gravels, grey, loose, dry (SP)
5	
6	Poorly graded gravels, a few cobbles, grey, dry (GP)
7	
8	
9	Poorly graded gravels, grey, dry, (GP)
10	
11	
12	
13	
14	
15	
16	Bottom of test hole, no groundwater
17	
18	
19	
20	



TEST HOLE LOCATION:

Proposed west CDS of E Dreamland Circle  
61°37'38.88"N 149°22'25.49"W

COMMENTS:

Gravels were found to have very little fines.

This soil log was prepared for the sole purpose of determining the feasibility of constructing an onsite wastewater disposal system at the location of the test hole. Soil type ratings are based on visual observation and have not been verified with laboratory analyses. These soils have not been analyzed for structural stability or for any purpose other than wastewater absorption field construction. Anyone relying on this information for any use other than wastewater absorption field development shall do so at their own risk.

# SOIL LOG

Job Number: 2016-KS-001

Project Location: Paradise Lake, Lot 5

Logged By: Hans Hill

Date: 08-17-16

## TEST HOLE NO. 2

Depth (feet)	Description
0	
1	Organic mat, brown, OL
2	Silty gravels, brown-red, dry (GM)
3	
4	Gravelly sands, gray, loose, dry (GP)
5	
6	
7	
8	Sandy gravels, gray, dry (SP)
9	
10	
11	Bottom of test hole, no groundwater
12	
13	
14	
15	
16	
17	
18	
19	
20	



TEST HOLE LOCATION:

Proposed tee intersection, north of existing road bed.

61°37'39.12"N 149°22'16.64"W

COMMENTS:

Gravels were found to have very little fines.

This soil log was prepared for the sole purpose of determining the feasibility of constructing an onsite wastewater disposal system at the location of the test hole. Soil type ratings are based on visual observation and have not been verified with laboratory analyses. These soils have not been analyzed for structural stability or for any purpose other than wastewater absorption field construction. Anyone relying on this information for any use other than wastewater absorption field development shall do so at their own risk.

# SOIL LOG

Job Number: 2016-KS-001

Project Location: Paradise Lake, Lot 5

Logged By: Hans Hill

Date: 08-17-16

### TEST HOLE NO. 3

Depth (feet)	Description	
0		
1	Organic mat, brown, OL	
2	Silty sands, brown-red, dry (SM)	
3	Gravelly sands, gray, loose, dry, (SW)	
4		
5		
6		
7		
8		
9		
10		
11		Bottom of test hole, no groundwater
12		
13		
14		
15		
16		
17		
18		
19		
20		



TEST HOLE LOCATION:

Proposed east CDS, south of existing road bed.  
61°37'38.34"N 149°22'11.15"W

COMMENTS:

Gravels were found to have very little fines.

This soil log was prepared for the sole purpose of determining the feasibility of constructing an onsite wastewater disposal system at the location of the test hole. Soil type ratings are based on visual observation and have not been verified with laboratory analyses. These soils have not been analyzed for structural stability or for any purpose other than wastewater absorption field construction. Anyone relying on this information for any use other than wastewater absorption field development shall do so at their own risk.



## Amy Otto-Buchanan

---

**From:** Scott Sanderson  
**Sent:** Tuesday, September 06, 2016 10:23 AM  
**To:** Amy Otto-Buchanan  
**Cc:** Jim Jenson; Terry Dolan  
**Subject:** FW: Paradise Dreams MSP 16-120 & 121 AOB  
**Attachments:** RFC Paradise Dreams MSP.pdf; Paradise Dreams MSP.PDF

I would recommend minimum 2 - 18" CMP's to be installed @ the intersection of N. Vision St./ Paradise Ln. and the second @ N. Vision St./ E.Dreamland

Scott,

Scott Sanderson  
Mat-Su Borough  
Road Superintendent I  
907-861-7757 Desk  
907-354-3470 Cell

-----Original Message-----

**From:** Jim Jenson  
**Sent:** Thursday, September 01, 2016 4:02 PM  
**To:** Scott Sanderson  
**Cc:** Terry Dolan  
**Subject:** FW: Paradise Dreams MSP 16-120 & 121 AOB

RSA 28

-----Original Message-----

**From:** Amy Otto-Buchanan On Behalf Of Platting  
**Sent:** Thursday, September 01, 2016 10:55 AM  
**To:** Kemplen, Allen (DOT) ([allen.kemplen@alaska.gov](mailto:allen.kemplen@alaska.gov)); [melanie.nichols@alaska.gov](mailto:melanie.nichols@alaska.gov); [kevin.vakalis@alaska.gov](mailto:kevin.vakalis@alaska.gov); Hurn, John T (DOT) ([tucker.hurn@alaska.gov](mailto:tucker.hurn@alaska.gov)); [regpagemaster@usace.army.mil](mailto:regpagemaster@usace.army.mil); Zafian, Holly K (DFG) ([holly.zafian@alaska.gov](mailto:holly.zafian@alaska.gov)); [mark.fink@alaska.gov](mailto:mark.fink@alaska.gov); John Aschenbrenner; [brian.young@usps.gov](mailto:brian.young@usps.gov); Barbara Doty; 'ken.slauson@gmail.com' ([ken.slauson@gmail.com](mailto:ken.slauson@gmail.com)); [mschoming@crweng.com](mailto:mschoming@crweng.com); Richard Boothby; Elizabeth Weiant; Eric Phillips; Michael Weller; Sheila Armstrong; Tracy McDaniel; Terry Dolan; Jim Jenson; Jamie Taylor; Nicole Wilkins; Theresa Taranto; Susan Lee; Eileen Probasco; Jessica Smith; Frankie Barker; Permit Center; Andy Dean; MEA; MTA; Jessica Thompson ([jthompson@mta-telco.com](mailto:jthompson@mta-telco.com)); [jennifer.diederich@enstarnaturalgas.com](mailto:jennifer.diederich@enstarnaturalgas.com); Robin L. Leighty ([Robin.Leighty@enstarnaturalgas.com](mailto:Robin.Leighty@enstarnaturalgas.com)); [row@enstarnaturalgas.com](mailto:row@enstarnaturalgas.com); 'ospdesign@gci.com' ([ospdesign@gci.com](mailto:ospdesign@gci.com)); 'dblehm@gci.com' ([dblehm@gci.com](mailto:dblehm@gci.com))  
**Cc:** [jay@valleymarket.com](mailto:jay@valleymarket.com); [lamarra05@gmail.com](mailto:lamarra05@gmail.com); [stan.gillespie@gmail.com](mailto:stan.gillespie@gmail.com); [jordan@alaskaplans.com](mailto:jordan@alaskaplans.com); [tait@zimmermanteamak.com](mailto:tait@zimmermanteamak.com); [patrickjhnsn@hotmail.com](mailto:patrickjhnsn@hotmail.com); [amyhansenhomes@gmail.com](mailto:amyhansenhomes@gmail.com); [marty@valleymarket.com](mailto:marty@valleymarket.com); [winforhim@aol.com](mailto:winforhim@aol.com)  
**Subject:** Paradise Dreams MSP 16-120 & 121 AOB

Attached is the Request for Comments for Paradise Dreams Master Plan and the elimination of a 10' wide utility easement, MSB Cases #2016-120 & 121, Tech AOB. Also attached is the Vicinity Map, Owner's Statement, Geotechnical Report and preliminary plat. Comments are due by OCTOBER 4, 2016. Please let me know if you have any questions. Thanks. A.

## Amy Otto-Buchanan

---

**From:** Susan Lee  
**Sent:** Thursday, September 01, 2016 12:16 PM  
**To:** Platting  
**Subject:** RE: Paradise Dreams MSP 16-120 & 121 AOB

No comment.

Susan

Susan Lee  
Planner II  
Matanuska-Susitna Borough  
907-861-7862 (Direct Line)  
907-861-7876 (FAX)

-----Original Message-----

From: Amy Otto-Buchanan On Behalf Of Platting  
Sent: Thursday, September 01, 2016 10:55 AM  
To: Kemplen, Allen (DOT) ([allen.kemplen@alaska.gov](mailto:allen.kemplen@alaska.gov)); [melanie.nichols@alaska.gov](mailto:melanie.nichols@alaska.gov); [kevin.vakalis@alaska.gov](mailto:kevin.vakalis@alaska.gov); Hurn, John T (DOT) ([tucker.hurn@alaska.gov](mailto:tucker.hurn@alaska.gov)); [regpagemaster@usace.army.mil](mailto:regpagemaster@usace.army.mil); Zafian, Holly K (DFG) ([holly.zafian@alaska.gov](mailto:holly.zafian@alaska.gov)); [mark.fink@alaska.gov](mailto:mark.fink@alaska.gov); John Aschenbrenner; [brian.young@usps.gov](mailto:brian.young@usps.gov); Barbara Doty; 'ken.slauson@gmail.com' ([ken.slauson@gmail.com](mailto:ken.slauson@gmail.com)); [mschoming@crweng.com](mailto:mschoming@crweng.com); Richard Boothby; Elizabeth Weiant; Eric Phillips; Michael Weller; Sheila Armstrong; Tracy McDaniel; Terry Dolan; Jim Jenson; Jamie Taylor; Nicole Wilkins; Theresa Taranto; Susan Lee; Eileen Probasco; Jessica Smith; Frankie Barker; Permit Center; Andy Dean; MEA; MTA; Jessica Thompson ([jthompson@mta-telco.com](mailto:jthompson@mta-telco.com)); [jennifer.diederich@enstarnaturalgas.com](mailto:jennifer.diederich@enstarnaturalgas.com); Robin L. Leighty ([Robin.Leighty@enstarnaturalgas.com](mailto:Robin.Leighty@enstarnaturalgas.com)); [row@enstarnaturalgas.com](mailto:row@enstarnaturalgas.com); 'ospdesign@gci.com' ([ospdesign@gci.com](mailto:ospdesign@gci.com)); 'dblehm@gci.com' ([dblehm@gci.com](mailto:dblehm@gci.com))  
Cc: [jay@valleymarket.com](mailto:jay@valleymarket.com); [lamarra05@gmail.com](mailto:lamarra05@gmail.com); [stan.gillespie@gmail.com](mailto:stan.gillespie@gmail.com); [jordan@alaskaplans.com](mailto:jordan@alaskaplans.com); [tait@zimmermanteamak.com](mailto:tait@zimmermanteamak.com); [patrickjhnsn@hotmail.com](mailto:patrickjhnsn@hotmail.com); [amyhansenhomes@gmail.com](mailto:amyhansenhomes@gmail.com); [marty@valleymarket.com](mailto:marty@valleymarket.com); [winforhim@aol.com](mailto:winforhim@aol.com)  
Subject: Paradise Dreams MSP 16-120 & 121 AOB

Attached is the Request for Comments for Paradise Dreams Master Plan and the elimination of a 10' wide utility easement, MSB Cases #2016-120 & 121, Tech AOB. Also attached is the Vicinity Map, Owner's Statement, Geotechnical Report and preliminary plat. Comments are due by OCTOBER 4, 2016. Please let me know if you have any questions. Thanks. A.

Amy Otto-Buchanan  
Platting Technician  
email: [amy.otto@matsugov.us](mailto:amy.otto@matsugov.us)  
Phone: 861.7872 (direct line)



**MATANUSKA-SUSITNA BOROUGH**  
**Community Development**  
**Land & Resource Management**  
350 East Dahlia Avenue • Palmer, AK 99645  
Phone (907) 861-7869 • Fax (907) 861-8635

**MEMORANDUM**

DATE: September 2, 2016  
TO: Fred Wagner, Platting Officer  
FROM: Land & Resource Management *ALSC*  
SUBJECT: Preliminary Plat Comments / Case #2016-120 & 121

---

RECEIVED

SEP 06 2016

PLATTING

Platting Tech: Amy Otto Buchanan  
Public Hearing: October 20, 2016  
Applicant / Petitioner: Weisheim  
TRS: 18N01W25  
Tax ID: 51047000L005  
Subd: Paradise Dreams MP and UTE elimination  
Tax Map: WA 06

Comments:

- No MSB land affected.
- No objections to proposed subdivision or utility changes.

**EXHIBIT F**

## Amy Otto-Buchanan

---

**From:** Brad Sworts  
**Sent:** Friday, September 09, 2016 11:08 AM  
**To:** Amy Otto-Buchanan  
**Cc:** Jude Bilafer; Michael Weller  
**Subject:** RE: Paradise Dreams MSP 16-120 & 121 AOB

Amy,  
In regard to making a connection north from Olga Circle to the new development it appears that topography will make this difficult. Routing more traffic onto Olga could also be a problem since the intersection of Olga and Wasilla Fishhook has poor sight distance. Because of the factors mentioned above I believe it is prudent to withdraw our comments regarding this particular connection.  
We continue to support additional connections into subdivisions when practical (topography and other factors allow).

### Brad Sworts

*MSB Pre-Design & Engineering Division Mgr.  
Capital Projects Department*

1-907-861-7715 office  
mailing: 350 E. Dahlia Ave., Palmer, AK 99645  
physical: 533 E. Fireweed Ave., Palmer, AK 99645  
web: [www.matsugov.us](http://www.matsugov.us)

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---

**From:** Brad Sworts  
**Sent:** Thursday, September 01, 2016 1:38 PM  
**To:** Amy Otto-Buchanan  
**Cc:** Jude Bilafer; Michael Weller  
**Subject:** RE: Paradise Dreams MSP 16-120 & 121 AOB

Looking at the subdivision to the south it appears the Platting Board intended to provide access to the large parcel to the north via the Olga Circle cul-de-sac which would allow for two access points in case of fire or other disaster. This reasoning is still valid and the developer should provide a second access to Olga Circle. An access to the lots to the south also keeps maintenance/snowplow trucks, garbage trucks, school buses, fire trucks, and any other vehicles that have to travel into this area on a daily or weekly schedule from having to service this subdivision then drive out to Wasilla Fishhook (a higher classification road) and then back onto Olga Circle).

Brad Sworts

*MSB Pre-Design & Engineering Division Mgr.  
Capital Projects Department*

1-907-861-7715 office  
mailing: 350 E. Dahlia Ave., Palmer, AK 99645  
physical: 533 E. Fireweed Ave., Palmer, AK 99645  
web: [www.matsugov.us](http://www.matsugov.us)

NOTICE OF CONFIDENTIALITY

## Amy Otto-Buchanan

---

**From:** Brad Sworts  
**Sent:** Thursday, September 01, 2016 1:38 PM  
**To:** Amy Otto-Buchanan  
**Cc:** Jude Bilafer; Michael Weller  
**Subject:** RE: Paradise Dreams MSP 16-120 & 121 AOB

Looking at the subdivision to the south it appears the Platting Board intended to provide access to the large parcel to the north via the Olga Circle cul-de-sac which would allow for two access points in case of fire or other disaster. This reasoning is still valid and the developer should provide a second access to Olga Circle. An access to the lots to the south also keeps maintenance/snowplow trucks, garbage trucks, school buses, fire trucks, and any other vehicles that have to travel into this area on a daily or weekly schedule from having to service this subdivision then drive out to Wasilla Fishhook (a higher classification road) and then back onto Olga Circle).

Brad Sworts

MSB Pre-Design & Engineering Division Mgr.  
Capital Projects Department

1-907-861-7715 office  
mailing: 350 E. Dahlia Ave., Palmer, AK 99645  
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-----Original Message-----

**From:** Michael Weller  
**Sent:** Thursday, September 01, 2016 12:42 PM  
**To:** Jude Bilafer; Brad Sworts  
**Subject:** FW: Paradise Dreams MSP 16-120 & 121 AOB

Should connect with Olga Cir to the south MW

-----Original Message-----

**From:** Amy Otto-Buchanan On Behalf Of Platting  
**Sent:** Thursday, September 01, 2016 10:55 AM  
**To:** Kemplen, Allen (DOT) ([allen.kemplen@alaska.gov](mailto:allen.kemplen@alaska.gov)); [melanie.nichols@alaska.gov](mailto:melanie.nichols@alaska.gov); [kevin.vakalis@alaska.gov](mailto:kevin.vakalis@alaska.gov); Hurn, John T (DOT) ([tucker.hurn@alaska.gov](mailto:tucker.hurn@alaska.gov)); [regpagemaster@usace.army.mil](mailto:regpagemaster@usace.army.mil); Zafian, Holly K (DFG) ([holly.zafian@alaska.gov](mailto:holly.zafian@alaska.gov)); [mark.fink@alaska.gov](mailto:mark.fink@alaska.gov); John Aschenbrenner; [brian.young@usps.gov](mailto:brian.young@usps.gov); Barbara Doty; 'ken.slauson@gmail.com' ([ken.slauson@gmail.com](mailto:ken.slauson@gmail.com)); [mschoming@crweng.com](mailto:mschoming@crweng.com); Richard Boothby; Elizabeth Weiant; Eric Phillips; Michael Weller; Sheila Armstrong; Tracy McDaniel; Terry Dolan; Jim Jenson; Jamie Taylor; Nicole Wilkins; Theresa Taranto; Susan Lee; Eileen Probasco; Jessica Smith; Frankie Barker; Permit Center; Andy Dean; MEA; MTA; Jessica Thompson ([jthompson@mta-telco.com](mailto:jthompson@mta-telco.com)); [jennifer.diederich@enstarnaturalgas.com](mailto:jennifer.diederich@enstarnaturalgas.com); Robin L. Leighty ([Robin.Leighty@enstarnaturalgas.com](mailto:Robin.Leighty@enstarnaturalgas.com)); [row@enstarnaturalgas.com](mailto:row@enstarnaturalgas.com); 'ospdesign@gci.com' ([ospdesign@gci.com](mailto:ospdesign@gci.com)); 'dblehm@gci.com' ([dblehm@gci.com](mailto:dblehm@gci.com))

## Amy Otto-Buchanan

---

**From:** Richard Boothby  
**Sent:** Thursday, September 01, 2016 12:00 PM  
**To:** Platting  
**Cc:** James Steele; Ken Barkley; Bill Gamble  
**Subject:** RE: Paradise Dreams MSP 16-120 & 121 AOB

The Central Mat-SU FSA and DES has no objections. The access meets the minimum requirement during all 3 phases of this project.

-----Original Message-----

From: Amy Otto-Buchanan On Behalf Of Platting  
Sent: Thursday, September 01, 2016 10:55 AM  
To: Kemplen, Allen (DOT) ([allen.kemplen@alaska.gov](mailto:allen.kemplen@alaska.gov)); [melanie.nichols@alaska.gov](mailto:melanie.nichols@alaska.gov); [kevin.vakalis@alaska.gov](mailto:kevin.vakalis@alaska.gov); Hurn, John T (DOT) ([tucker.hurn@alaska.gov](mailto:tucker.hurn@alaska.gov)); [regpagemaster@usace.army.mil](mailto:regpagemaster@usace.army.mil); Zafian, Holly K (DFG) ([holly.zafian@alaska.gov](mailto:holly.zafian@alaska.gov)); [mark.fink@alaska.gov](mailto:mark.fink@alaska.gov); John Aschenbrenner; [brian.young@usps.gov](mailto:brian.young@usps.gov); Barbara Doty; 'ken.slauson@gmail.com' ([ken.slauson@gmail.com](mailto:ken.slauson@gmail.com)); [mschoming@crweng.com](mailto:mschoming@crweng.com); Richard Boothby; Elizabeth Weiant; Eric Phillips; Michael Weller; Sheila Armstrong; Tracy McDaniel; Terry Dolan; Jim Jenson; Jamie Taylor; Nicole Wilkins; Theresa Taranto; Susan Lee; Eileen Probasco; Jessica Smith; Frankie Barker; Permit Center; Andy Dean; MEA; MTA; Jessica Thompson ([jthompson@mta-telco.com](mailto:jthompson@mta-telco.com)); [jennifer.diederich@enstarnaturalgas.com](mailto:jennifer.diederich@enstarnaturalgas.com); Robin L. Leighty ([Robin.Leighty@enstarnaturalgas.com](mailto:Robin.Leighty@enstarnaturalgas.com)); [row@enstarnaturalgas.com](mailto:row@enstarnaturalgas.com); 'ospdesign@gci.com' ([ospdesign@gci.com](mailto:ospdesign@gci.com)); 'dblehm@gci.com' ([dblehm@gci.com](mailto:dblehm@gci.com))  
Cc: [jay@valleymarket.com](mailto:jay@valleymarket.com); [lamarra05@gmail.com](mailto:lamarra05@gmail.com); [stan.gillespie@gmail.com](mailto:stan.gillespie@gmail.com); [jordan@alaskaplans.com](mailto:jordan@alaskaplans.com); [tait@zimmermanteamak.com](mailto:tait@zimmermanteamak.com); [patrickjhnsn@hotmail.com](mailto:patrickjhnsn@hotmail.com); [amyhansenhomes@gmail.com](mailto:amyhansenhomes@gmail.com); [marty@valleymarket.com](mailto:marty@valleymarket.com); [winforhim@aol.com](mailto:winforhim@aol.com)  
Subject: Paradise Dreams MSP 16-120 & 121 AOB

Attached is the Request for Comments for Paradise Dreams Master Plan and the elimination of a 10' wide utility easement, MSB Cases #2016-120 & 121, Tech AOB. Also attached is the Vicinity Map, Owner's Statement, Geotechnical Report and preliminary plat. Comments are due by OCTOBER 4, 2016. Please let me know if you have any questions. Thanks. A.

Amy Otto-Buchanan  
Platting Technician  
email: [amy.otto@matsugov.us](mailto:amy.otto@matsugov.us)  
Phone: 861.7872 (direct line)

**EXHIBIT H**



**ENSTAR Natural Gas Company**  
A DIVISION OF SEMCO ENERGY  
Engineering Department, Right of Way Section  
401 E. International Airport Road  
P. O. Box 190288  
Anchorage, Alaska 99519-0288  
(907) 277-5551  
FAX (907) 334-7798

September 24, 2016

Amy Otto-Buchanan, Platting Technician  
Matanuska-Susitna Borough, Platting Division  
350 East Dahlia Avenue  
Palmer, AK 99645-6488

Subject: Preliminary Plat Request for Comments – **Paradise Dreams Master Plan & 10FT  
UE elimination  
(Case No. 2016-120 & 121)**

Dear Ms. Otto-Buchanan:

ENSTAR Natural Gas Company has reviewed the subject Preliminary Plat and has no comments, recommendations, or objections.

If you have any questions, please feel free to contact me at 907-334-7944 or by email at [cassie.wohlgemuth@enstarnaturalgas.com](mailto:cassie.wohlgemuth@enstarnaturalgas.com).

Sincerely,

A handwritten signature in blue ink that reads "Cassie Wohlgemuth". The signature is fluid and cursive, with a long horizontal line extending to the right.

Cassie Wohlgemuth  
Right-of-Way and Compliance Technician

**EXHIBIT I -1**

*Sent via e-mail to MSB platting division*







THE STATE  
of **ALASKA**  
GOVERNOR BILL WALKER

## Department of Transportation and Public Facilities

DIVISION of PROGRAM DEVELOPMENT  
Anchorage Field Office

4111 Aviation Avenue  
P.O. Box 196900  
Anchorage, Alaska 99519-6900  
Main: (907) 269-0520  
Fax number: (907) 269-0521  
[dot.alaska.gov](http://dot.alaska.gov)

September 15, 2016

Fred Wagner, Platting Officer  
Matanuska-Susitna Borough  
350 East Dahlia Avenue  
Palmer, Alaska 99645

Re: Plat Review

Dear Mr. Wagner:

The Alaska Department of Transportation and Public Facilities (DOT&PF) has reviewed the following plats and has no comments:

- **ASLS 2015-11**

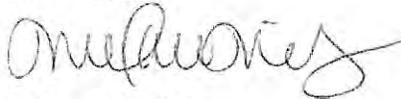
The Alaska Department of Transportation and Public Facilities (DOT&PF) has reviewed the following plats and has the following comments:

- **Church Addition #1 RSB Block 2 Tract 6**
  - No direct access will be granted to Knik Goose Road. All access must go to Old Knik Road.
  - The petitioner should be aware that there is a DOT&PF project for Fairview Loop coming through in the future. If they have any questions or concerns about the right of way in the area, they should contact the project manager, Eric Miyashiro, at (907) 269-0610 or [eric.miyashiro@alaska.gov](mailto:eric.miyashiro@alaska.gov)
- **Sandy Hills**
  - No direct access will be granted from the lots to Knik Goose Road. All access must be via internal circulation.
  - We request that the petitioner consider extending the cul-de-sac to the western boundary of the property, to provide access to possible future developments.
- **Smith-Hagen Subdivision**
  - DOT&PF has no objection to the subdivision, but all future development must leave access to the southwest, southeast, and northeast corners of the property. This would allow for connection to Snowbird Lane and Althea Street, and possible future connection to Creekside Drive.

- **Paradise Dreams Master Plan / 10' Wide Utility Easement Elimination**
  - No direct access will be granted to Wasilla Fishhook.
  - DOT&PF approves this plat, but again, we suggest that the petitioner consider adding a connection to Olga Circle, to provide the subdivision two points of access.
- **Prairie Home**
  - DOT&PF approves this plat, and we have no official comment, other than to say thank you to the petitioner for working with us.
- **Tax Map HO 01 & HO 08, T18N, R02W, Sec 14 & 23**
  - The petitioner should verify whether or not there is a section line easement running along section 14 & 23 through their property. If there is one, it needs to be reflected on the plat.

If there are any questions regarding these comments please feel free to contact me at (907) 269-0509 or [melanie.nichols@alaska.gov](mailto:melanie.nichols@alaska.gov).

Sincerely,



Melanie Nichols  
Mat-Su Area Planner

cc: Tucker Hum, Right of Way Agent, Right of Way  
Scott Thomas, P.E., Regional Traffic Engineer, Traffic Safety and Utilities  
Brad Sworts, MSB Transportation Manager  
James Amundsen, Chief, Highway Design  
Kevin Vakalis, Right of Way Agent, Right of Way  
Allen Kemplen, Mat-Su Area Planner

# SITE VISIT REPORT

Case Name: Pre-app Paradise Dream	Date: 08/24/16      Time: 10:57 PM
Owner: Weisheim	Case Number: PA20160146
Surveyor/Engineer: Keystone	Tax ID #: 51047000L005
Subdivision: Paradise Lake	Regarding: 18 lot Master Plan

## SITE CONDITIONS

<b>Weather:</b> Overcast	<b>Temperature:</b> 55°F
<b>Wind:</b> None	
<b>General Site Condition:</b> Unconstructed	

**Personnel on site:** Amy Otto-Buchanan, Cheryl Scott, Peggy Horton – Platting Technicians

**Equipment in use:** Camera

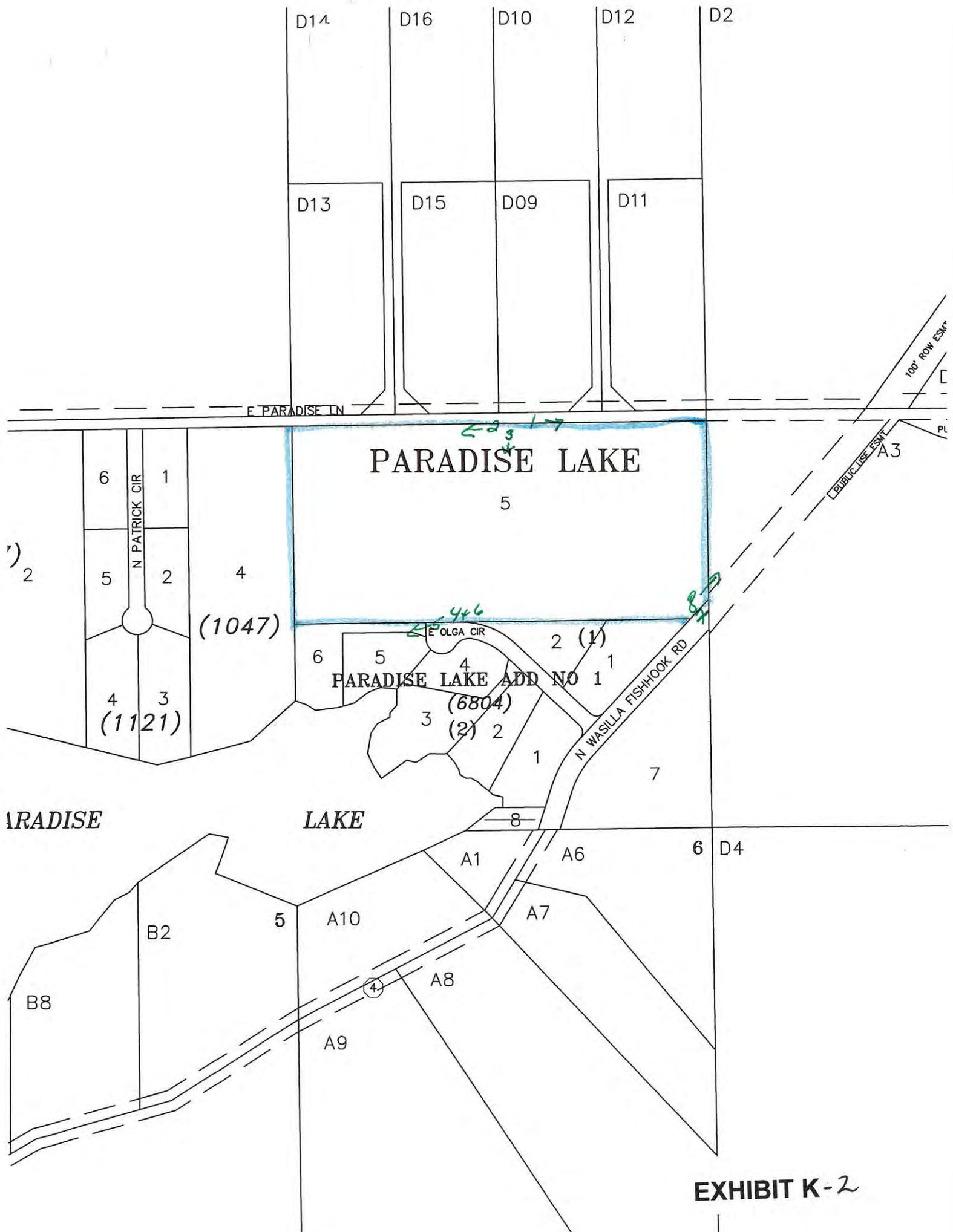
**Current phase of work:** Pre-application held; submittal soon.

**Reason for Visit/Remarks:** ADOT&PF has asked for connection to E. Olga Circle. No access onto N. Wasilla Fishhook Road. Check site distance along E. Paradise Lane.

(See attached photos)

**Signed By:** Amy Otto-Buchanan *AOB*

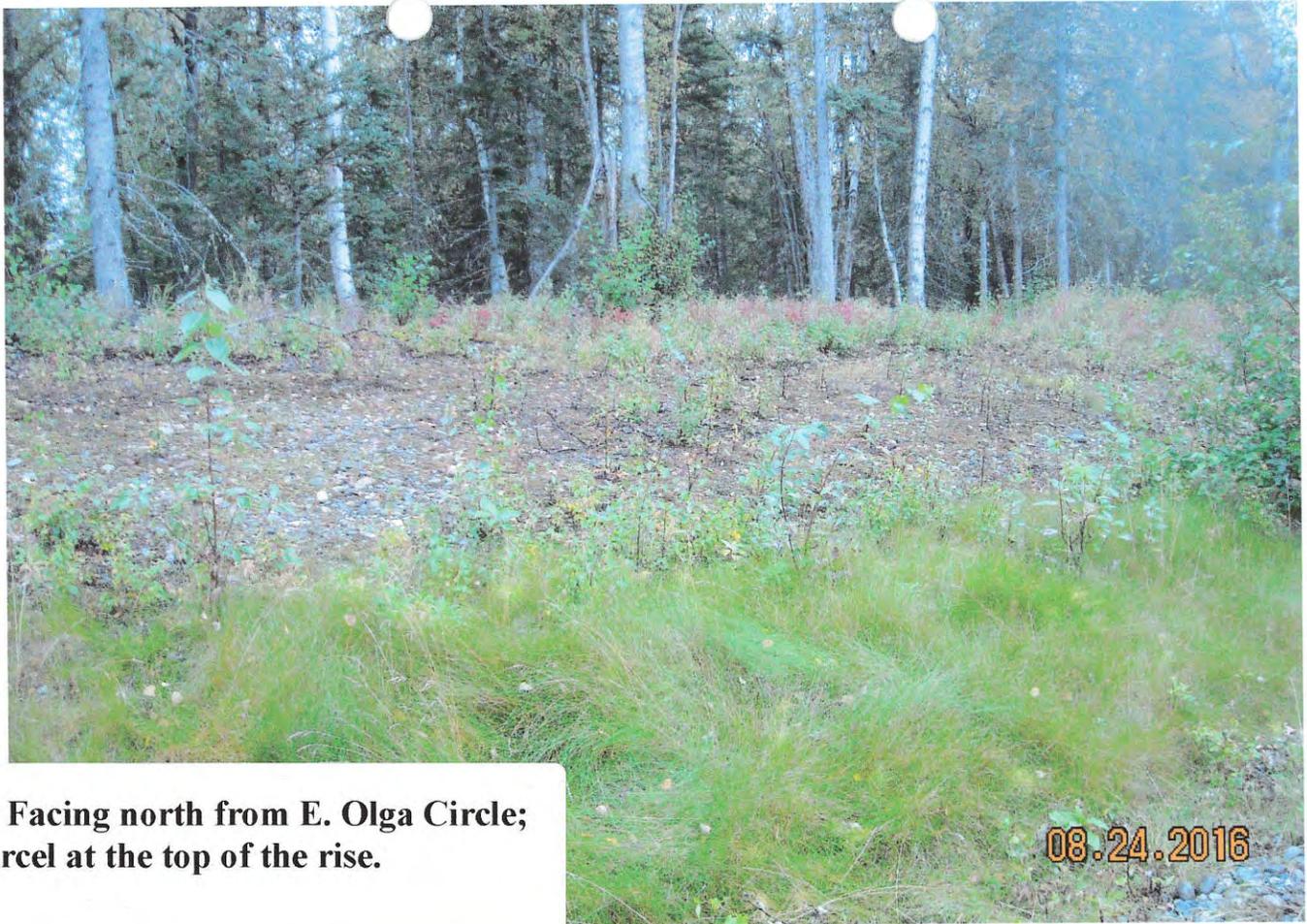
**Date:** August 24, 2016





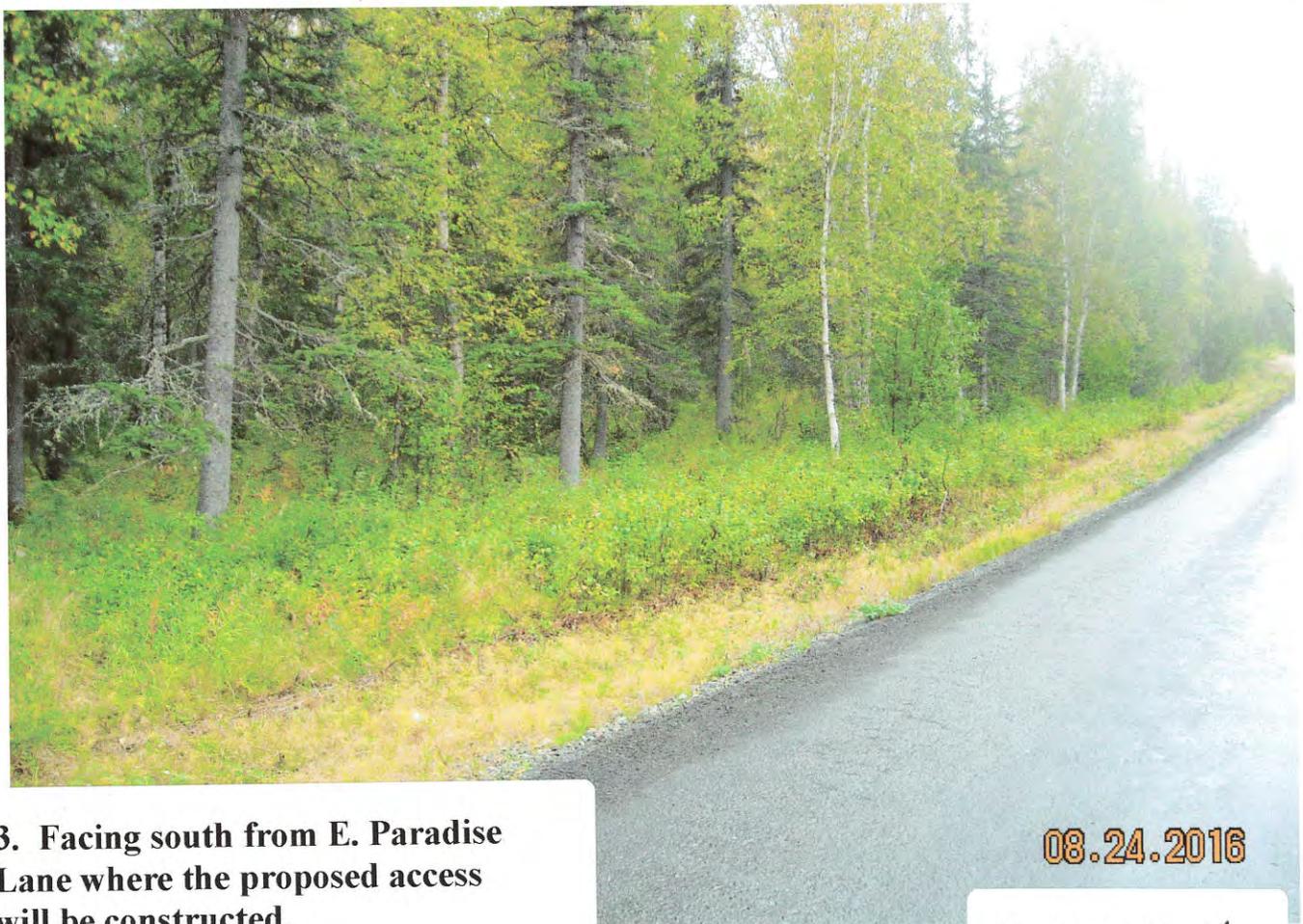
1. Facing east along E. Paradise Lane where the proposed access will be constructed.
2. Facing west along E. Paradise Lane where the proposed access will be constructed.





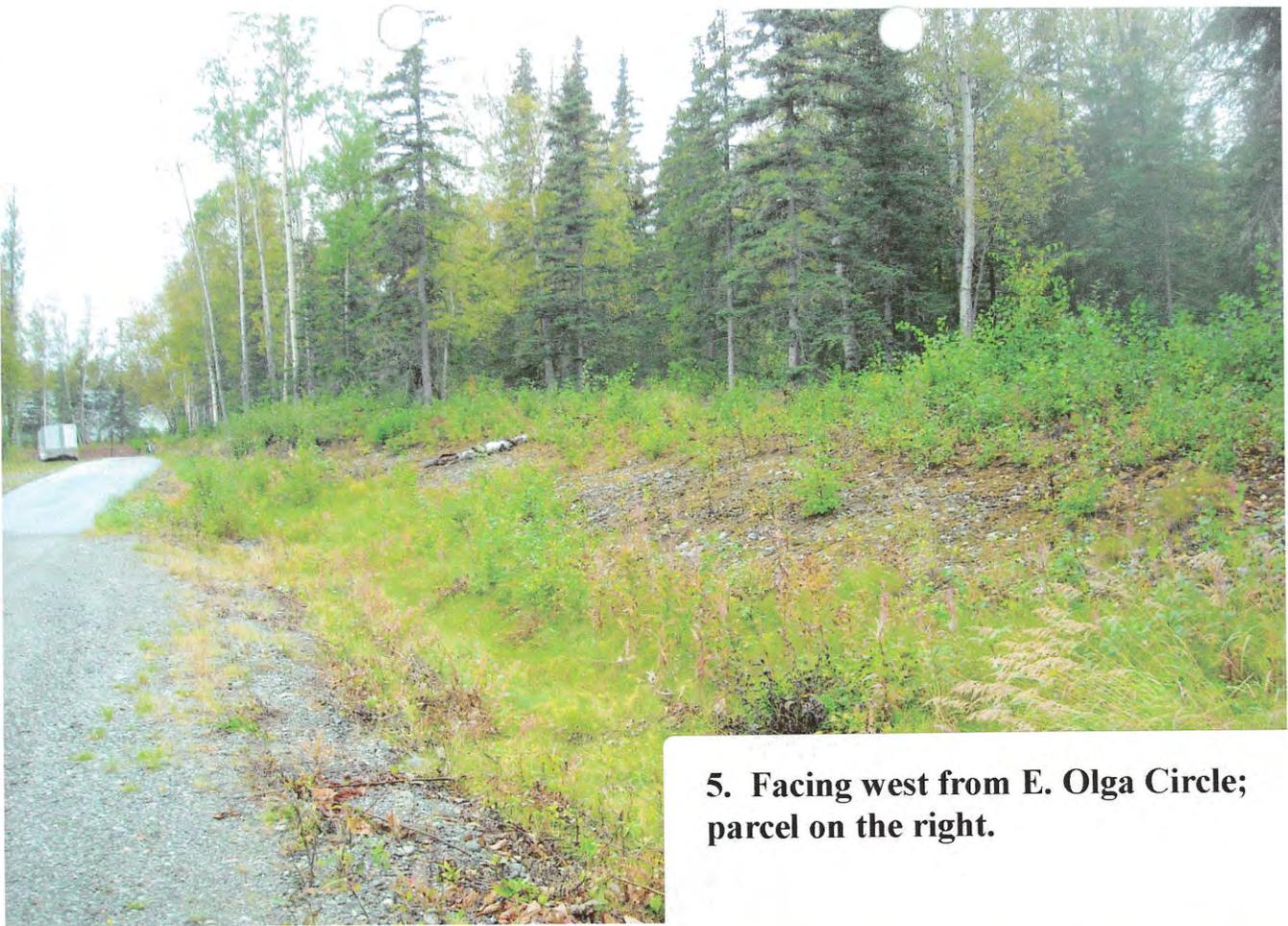
**4. Facing north from E. Olga Circle;  
parcel at the top of the rise.**

**08.24.2016**

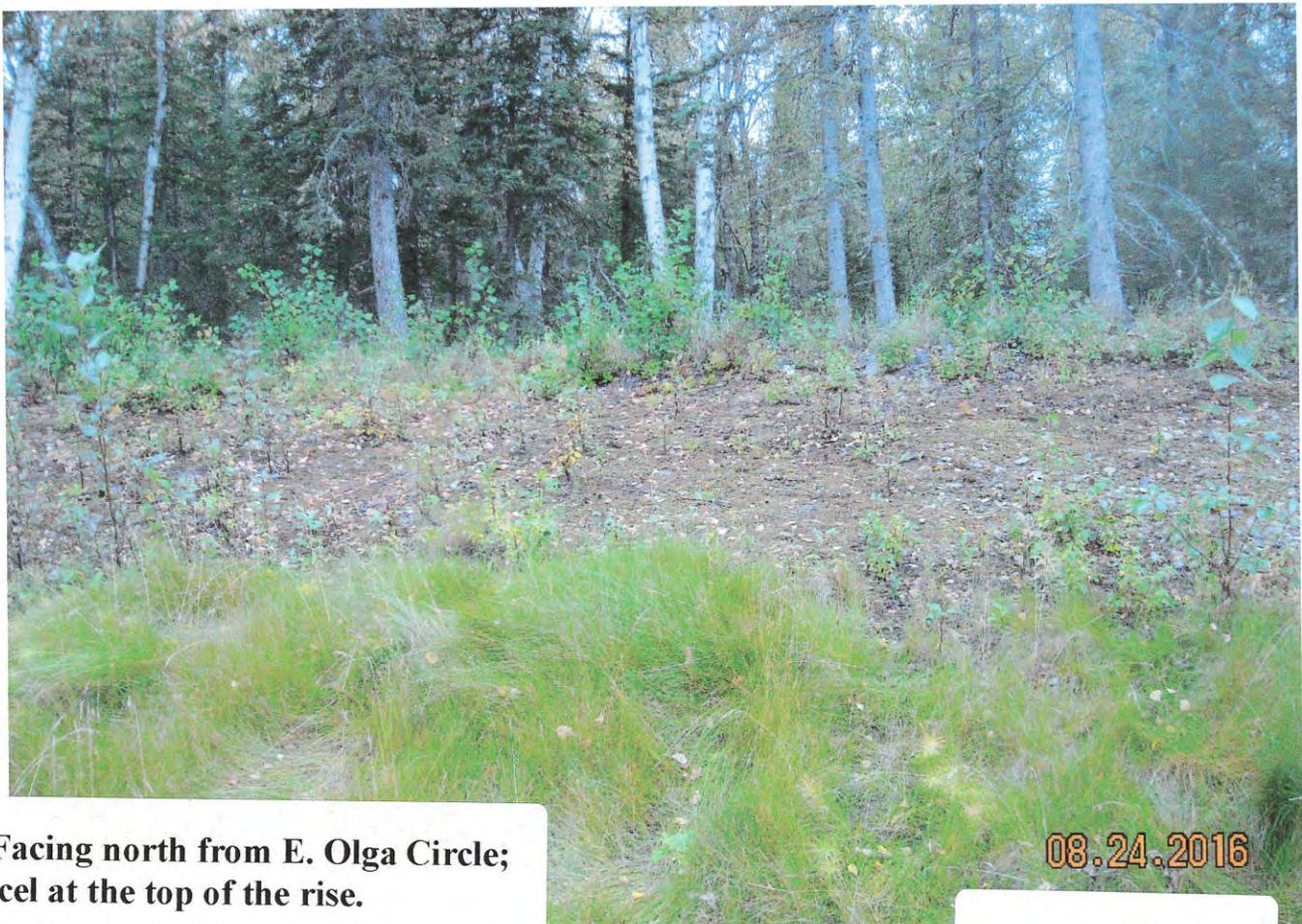


**3. Facing south from E. Paradise  
Lane where the proposed access  
will be constructed.**

**08.24.2016**



**5. Facing west from E. Olga Circle;  
parcel on the right.**

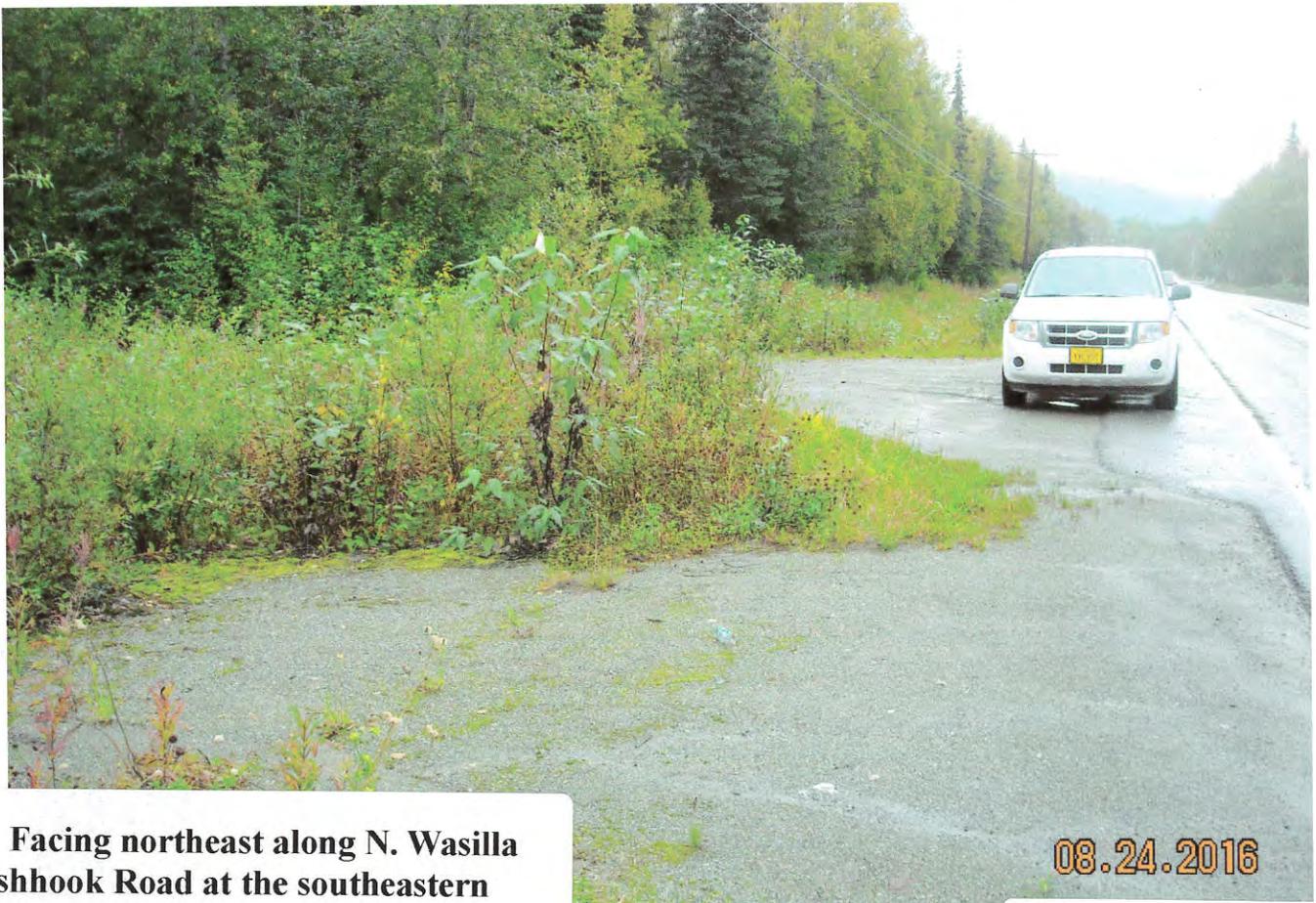


**6. Facing north from E. Olga Circle;  
parcel at the top of the rise.**

08.24.2016

**EXHIBIT K -5**

**7. Facing northwest from N. Wasilla Fishhook Road at the southeastern corner of the parcel, showing the original road on the parcel.**



**8. Facing northeast along N. Wasilla Fishhook Road at the southeastern corner of the parcel. Two existing approaches, neither will be used.**

**Amy Otto-Buchanan**

obj

**From:** Linda Fisch <akfish@mtaonline.net>  
**Sent:** Friday, September 02, 2016 2:58 PM  
**To:** Platting  
**Subject:** Comments on Paradise Dreams Subdivision

RECEIVED  
SEP 02 2016  
PLATTING

Linda Fisch  
Thomas Bouwens  
Lot 1 Paradise Lake  
P.O. Box 876286  
Wasilla AK 99687

Comments regarding the proposed subdivision.

I have lived on Paradise Lake and owned my property since 1998. My objection firstly is the fact that there are already empty Spec lots on numerous subdivisions. I greatly object to any more traffic entering Paradise Lane. When Paradise Park Owner Kurt Lepping announced his 33 lots at a dead-end my neighbors and I objected to the density for Paradise Lane is a dead-end road. It is extremely dangerous to add any more traffic to this already dangerous road. If there was a fire we would be backed up and stuck. Numerous comments were made at the time of the Paradise Park Subdivision was proposed. The EPA had a great voice as well as comments on the drainage plan. Come to year 2016 when Tom and Debra Rolston announced that they did not care what the Plat stated they installed a septic system south of the line where the Plat noted to place the WWDS. I appealed this to the Borough when the only answer was " We do not care " Sue Us. ( Mind you the Engineers who worked on that job are telling me the Plat is a legal document and must be followed at some point I would be happy to sue the Borough. I would like to but presently I have an Appeal on the Septic to the DEC Commissioner. To ask for Comments and not to take it seriously is a reason people are losing faith in our Borough. We worked very hard in this area to make sure that we have an environment that is healthful as Paradise Lake is the headwaters of Cottonwood Creek which is a juvenile salmon rearing creek. So as to just keep cutting trees making more room for an acre or half acre lots to me is disgusting but apparently the American Way. I do believe there are many people in this Valley that believe that saving the Environment or following a Plat instead of polluting a lake is the way to go. On this note I am making my comments in hope that the Platting Board will have respect for the Pioneers that built part of the road ME brought the power in Hoff/Fisch and have tried to do whatever it took to create a nice living area. Kurt Lepping was to upgrade Paradise Lane which he barely undertook. He submitted a fictitious letter from a gravel pit to satisfy his requirements though no gravel ever arrived. Still the Borough passed the subdivision.

So on this yet again subdivision we do not want any more traffic on Paradise Lane Absolutely not it is a major fire hazard. There is already a driveway off Wasilla Fishhook Road which should satisfy their subdivision. Why do the people living on Paradise with 33 lots at a dead end and more lots to come available when there is an already existent entrance into this parcel of land??

This area was a wildlife haven and we are all sad that the Owners could not justify larger parcels. None of us in this area are welcoming to this subdivision.

Linda Fisch

I will be going door to door to encourage my neighbors to come up in arms against any more traffic on Paradise Lane. This road has barely been able to keep up with all of the construction trucks flying through here people throwing their garbage out of their windows. Have you no concern for people who have made this area home for many years. Mr. Serrell would turn over in his grave. His heirs kept his land natural and has respected all of his neighbors in asking us all for advice on how he should proceed to sell some of his property. If many-more people were like Mr. Serrell the

world would be a wonderful place. I implore you to redirect traffic to their already marked entry into the 18 acres off Wasilla Fishhook Road

Thank you

**Amy Otto-Buchanan**

---

**From:** Linda Fisch <akfish@mtaonline.net>  
**Sent:** Tuesday, September 06, 2016 7:02 PM  
**To:** Platting  
**Subject:** Comments on Paradise Dreams Subdivision

I live on Paradise Lane and built part of the road here. Years ago the people of the Valley tried to have Platting make the developer of subdivisions have green belts within their development. I find it quite disgusting that 18 acres will turn into 18 lots with no area for a person to walk or walk their dog. I see now that Paradise Parks numerous owners are walking their dogs on other people's property when they are not aware of that happening.

Many of us in the Valley are quite disgusted that the regulations are still not prop a good life but prop development without any regards to " Quality of Life ".

Jim Cover said that most people Just leave Alaska. Well many of us love Alaska but we want to see restrictions on the number of lots being developed. You need to have consideration for the pioneer neighbors and just make an area more populated with sharing the same road and limited facilities.

Thank you

Linda Fisch

In Paradise Park the Plat designated lot lines and drainage plans yet one owner decided to do whatever he felt he wanted to do. The years of input means nothing and is totally disrespectful to the adjacent neighbors who pretty much built this place and had their lives decoded on the way the development would affect them and not have the Platting pull the codes under the rug.

**CERTIFICATE OF OWNERSHIP & DEDICATION**

I, THE UNDERSIGNED, HEREBY CERTIFY THAT I HOLD THE HEREIN SPECIFIED PROPERTY INTEREST IN THE PROPERTY DESCRIBED HEREON. I, HEREBY AGREE TO THIS MASTER PLAN AND PLEDGE TO DEDICATE ALL RIGHTS OF WAY TO THE MATANUSKA-SUSITNA BOROUGH AND GRANT ALL EASEMENTS TO THE USE SHOWN AS EACH PHASE IS RECORDED.

LARRY E. WEISHEIM DATE  
P.O. BOX 110189  
ANCHORAGE, ALASKA 99511-0189

**NOTARY ACKNOWLEDGMENT**

SUBSCRIBED AND SWORN TO BEFORE ME THIS \_\_\_\_\_  
DAY OF \_\_\_\_\_, 20\_\_\_\_  
FOR \_\_\_\_\_

NOTARY FOR THE STATE OF ALASKA

MY COMMISSION EXPIRES \_\_\_\_\_

MARY M. WEISHEM DATE  
P.O. BOX 110189  
ANCHORAGE, ALASKA 99511-0189

**NOTARY ACKNOWLEDGMENT**

SUBSCRIBED AND SWORN TO BEFORE ME THIS \_\_\_\_\_  
DAY OF \_\_\_\_\_, 20\_\_\_\_  
FOR \_\_\_\_\_

NOTARY FOR THE STATE OF ALASKA

MY COMMISSION EXPIRES \_\_\_\_\_

**STATE OF ALASKA CERTIFICATE OF ACCEPTANCE**

THIS IS TO CERTIFY THAT THE STATE OF ALASKA, DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES, GRANTED HEREIN, ACTING BY AND THROUGH ITS COMMISSIONER, HEREBY ACCEPTS FOR PUBLIC PURPOSES THE REAL PROPERTY, OR INTEREST THEREIN CONTAINED WITHIN THE AREA DELINEATED AS N. WASILLA-FISHHOOK ROAD, DESCRIBED ON THIS PLAT AS RIGHT-OF-WAY AND CONSENTS TO THE RECORDATION THEREOF:

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES

BY: \_\_\_\_\_  
PRINTED NAME FOR THE COMMISSIONER

**NOTARY ACKNOWLEDGMENT**

SUBSCRIBED AND SWORN TO BEFORE ME THIS \_\_\_\_\_  
DAY OF \_\_\_\_\_, 20\_\_\_\_  
FOR \_\_\_\_\_

NOTARY FOR THE STATE OF ALASKA

MY COMMISSION EXPIRES \_\_\_\_\_

**PLANNING & LAND USE DIRECTOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THE MASTER PLAN SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE LAND SUBDIVISION REGULATIONS OF THE MATANUSKA-SUSITNA BOROUGH, AND THAT THE MASTER PLAN HAS BEEN APPROVED BY THE PLATTING BOARD ON \_\_\_\_\_, 20\_\_\_\_, BY

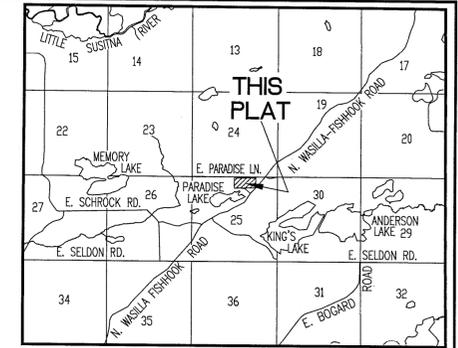
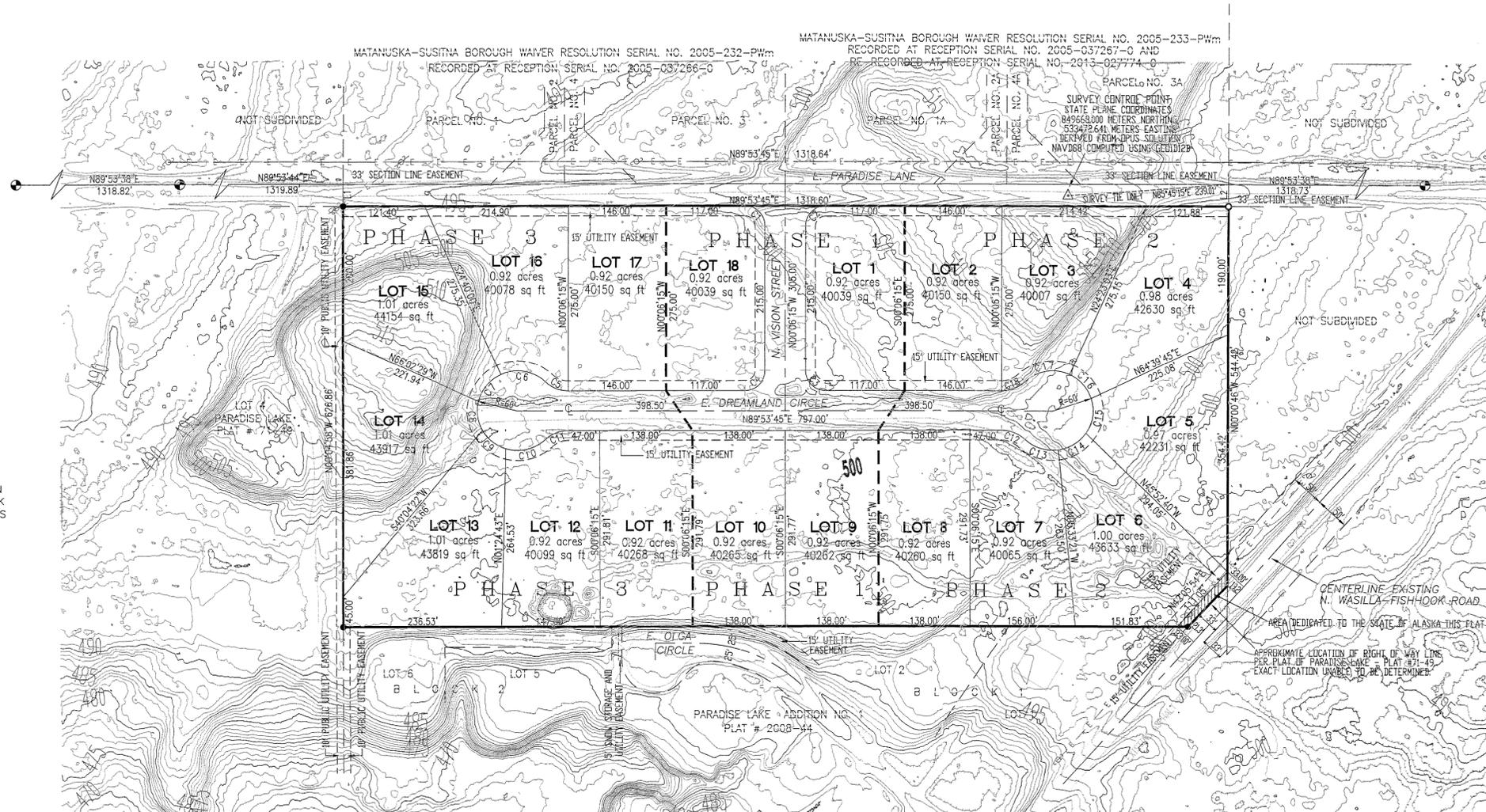
RESOLUTION NO. \_\_\_\_\_ AND  
WILL EXPIRE ON \_\_\_\_\_, 20\_\_\_\_

DATE \_\_\_\_\_ PLANNING & LAND USE DIRECTOR

ATTEST: \_\_\_\_\_  
PLATTING CLERK

**LEGEND**

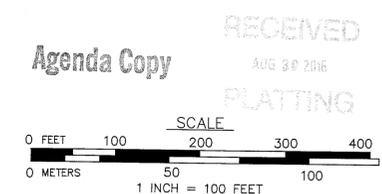
- FOUND PRIMARY MONUMENT
- FOUND 5/8" REBAR
- FOUND IRON PIPE
- △ SURVEY CONTROL POINT



VICINITY MAP  
SCALE 1" = 1 MILE

**NOTES**

1. THERE MAY BE FEDERAL, STATE AND LOCAL REQUIREMENTS GOVERNING LAND USE. IT IS THE RESPONSIBILITY OF THE INDIVIDUAL PARCEL OWNER TO OBTAIN A DETERMINATION WHETHER SUCH REQUIREMENTS APPLY TO THE DEVELOPMENT OF PARCELS SHOWN HEREON.
2. NO INDIVIDUAL WATER SUPPLY SYSTEM OR SEWAGE DISPOSAL SYSTEM SHALL BE PERMITTED ON ANY LOT UNLESS SUCH SYSTEM IS LOCATED, CONSTRUCTED AND EQUIPPED IN ACCORDANCE WITH THE REQUIREMENTS, STANDARDS AND RECOMMENDATIONS OF THE STATE OF ALASKA, DEPARTMENT OF ENVIRONMENTAL CONSERVATION, WHICH GOVERN THOSE SYSTEMS.
3. BASIS OF BEARING FROM G.P.S. OBSERVATION TAKEN AT SURVEY CONTROL POINT SHOWN HEREON.
4. ALL LOTS SHALL ACCESS TO AND FROM EITHER E. DREAMLAND CIRCLE OR N. VISION STREET. NO OTHER ACCESS IS ALLOWED.
5. THE EXACT RIGHT-OF-WAY OF N. WASILLA-FISHHOOK ROAD AS IT EXISTED AT THE TIME LOT 5, PARADISE LAKE SUBDIVISION, PLAT #71-49, WAS CREATED CANNOT BE DETERMINED. THE INTENT OF THIS DEDICATION IS TO GRANT FROM THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF N. WASILLA-FISHHOOK ROAD AS SHOWN BEING DEDICATED HEREON TO THE EASTERLY EXTENT OF THE GRANTOR'S PROPERTY AND TO EXTEND OR CONTRACT SO AS TO BE COINCIDENT WITH THE RIGHT-OF-WAY LINE AS IT EXISTED AT THE TIME LOT 5, PARADISE LAKE SUBDIVISION, PLAT #71-49 WAS CREATED.
6. EASEMENTS OF RECORD NOT PLOTTED HEREON:  
c) M.E.A. EASEMENT RECORDED FEBRUARY 17, 1968 AT BOOK: 29, PAGE: 126



**CURVE TABLE**

CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD BEARING
C1	47.12'	30.00'	90°00'00"	30.00'	42.43'	N45°06'15"W
C2	47.12'	30.00'	90°00'00"	30.00'	42.43'	S44°53'45"W
C3	47.12'	30.00'	90°00'00"	30.00'	42.43'	S45°00'15"E
C4	47.12'	30.00'	90°00'00"	30.00'	42.43'	N44°53'45"E
C5	37.82'	50.00'	43°20'31"	19.87'	36.93'	S68°25'59"E
C6	71.11'	60.00'	67°54'16"	40.40'	67.02'	N80°42'52"W
C7	53.88'	60.00'	51°26'51"	28.91'	52.08'	S39°36'35"W
C8	45.57'	60.00'	43°30'56"	23.95'	44.48'	S07°52'19"E
C9	45.57'	60.00'	43°30'56"	23.95'	44.48'	S51°23'15"E
C10	63.15'	60.00'	60°18'02"	34.85'	60.27'	N78°42'16"E
C11	37.82'	50.00'	43°20'29"	19.87'	36.93'	S68°13'30"W
C12	37.82'	50.00'	43°20'30"	19.87'	36.93'	N68°26'00"W
C13	53.88'	60.00'	51°27'21"	28.91'	52.09'	S72°29'25"E
C14	49.22'	60.00'	47°00'00"	26.09'	47.85'	N58°16'54"E
C15	55.92'	60.00'	53°23'51"	30.18'	53.92'	N08°04'59"E
C16	49.22'	60.00'	47°00'00"	26.09'	47.85'	N42°06'57"W
C17	71.03'	60.00'	67°49'47"	40.34'	66.96'	S80°28'09"W
C18	37.82'	50.00'	43°20'29"	19.87'	36.93'	N68°13'30"E

**LINE TABLE**

LINE	LENGTH	BEARING
L1	33.00'	S00°04'58"E
L2	33.00'	N00°00'46"W



**SURVEYOR'S CERTIFICATE**  
I HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR AND THAT THIS MASTER PLAN OF SUBDIVISION HAS BEEN DESIGNED BY ME OR UNDER MY DIRECT SUPERVISION. THE DATA SHOWN HEREON IS A MASTER PLAN FOR SUBDIVISION DEVELOPMENT ONLY. NO FIELD SURVEY HAS BEEN CONDUCTED TO ESTABLISH ANY SUBDIVISION CORNERS.  
7330-S GARY LoRUSSO  
REGISTERED LAND SURVEYOR DATE \_\_\_\_\_

A MASTER PLAN OF  
**PARADISE DREAMS**  
A SUBDIVISION OF LOT 5, PARADISE LAKE SUBDIVISION  
RECORDED AS PLAT #71-49  
WITHIN THE  
NW1/4 NE1/4 SECTION 25, T. 18 N., R. 01 W.  
SEWARD MERIDIAN, ALASKA  
PALMER RECORDING DISTRICT  
THIRD JUDICIAL DISTRICT  
STATE OF ALASKA  
CONTAINING 18.9 ACRES, MORE OR LESS

**KEYSTONE SURVEYING & MAPPING**  
GARY LoRUSSO, PROFESSIONAL LAND SURVEYOR  
ALASKA BUSINESS LICENSE #134615  
MAILING ADDRESS: P.O. BOX 2216 \* PALMER, ALASKA 99645  
PHYSICAL ADDRESS: 131 E. WANSON AVE. \* WASILLA, ALASKA 99654  
PHONE: (907) 376-7811

DRAWN BY iCAD/K.Lyne	DATE 8/23/16	DRAWING: 2015-28/ParadiseDreams
CHECKED BY G.Lo	SCALE 1 INCH = 100 FEET	SHEET 1 OF 1

4E

**STAFF REVIEW AND RECOMMENDATIONS  
PUBLIC HEARING  
OCTOBER 20, 2016**

PRELIMINARY PLAT:       **POUSTINIA NORTH MSP & (PUE)**  
LEGAL DESCRIPTION:     **SEC 15, T18N, R01E, SEWARD MERIDIAN, AK**  
PETITIONER(S):         **RONALD & ALICE BICKLEIN;  
                              HARRY & JUDI DAVIDSON**  
SURVEYOR/ENGINEER:   **KEYSTONE SURVEYING/HOLLER ENGINEERING**  
ACRES: 40 ±                **PARCELS: 18**  
REVIEWED BY:             **AMY OTTO-BUCHANAN**                **CASE: 2016-123 & 124**

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**REQUEST:** The request is to create 18 lots from Tax Parcel D3, NE ¼ SE ¼ Section 15, Township 18 North, Range 01 East SM AK, to be known as POUSTINIA NORTH MASTER PLAN, containing 40+ acres. Access will be from newly constructed streets and E. Aspen Ridge Road. The Master Plan will be in five phases. Petitioner is also proposing to vacate the Public Use Easement, as it will no longer be needed with the construction of N. Harry Trail Place.

Petitioner and Platting staff are requesting a continuance to the November 17, 2016 Platting Board. Pursuant to MSB 43.10.065(G), vacations of public right-of-way need to be posted for 30 days in advance of the public hearing. Platting staff neglected to bring this to the petitioners' and surveyor's attention, so it was not done. In order to meet the code, the vacation of the Public Use Easement will need to be posted no later than October 17, 2016.

Staff is therefore recommending a continuance to a date certain of November 17, 2016.

Suggested motion: **"I move to approve the continuance of the Master Plan of Poustinia North and the vacation of the Public Use Easement, Section 15, Township 18 North, Range 01 East, Seward Meridian, Alaska, to November 17, 2016, to allow time for the posting of the proposed vacation."**